

PHA 5-Year and Annual Plan Version 2	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Housing Authority of Starr County PHA Code: TX396
 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: 78 Number of HCV units: 214

3.0 Submission Type
 5-Year and Annual Plan **Version 2** 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 Housing Authority’s mission is to be results-oriented and citizen-centered as it strives to serve the needs of low-income, very low-income and extremely low-income families in the PHA’s jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; (4) improve community quality of life and economic viability; (5) to enable improvement of the physical conditions of housing developments; (6) to continually upgrade the management and operations of the public housing agency, while developing and enhancing a stronger, healthier and viable economic initiative-related to low-income housing assistance; and (7) to include any other housing opportunities available to public housing or assisted residents.

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:

- Acquire or build units or developments: The PHA is in the process of starting construction of 34 units to replace 34 units that flooded in July 2007 that are going to be demolished.

5.2 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: Strive to maintain a Standard Performer status
- Improve voucher management: Strive to maintain a Standard Performer status
- Increase customer satisfaction: Strive toward better communication with public housing residents and HCV program participants
- Concentrate on efforts to improve specific management functions: The PHA will focus on the following efforts to improve management functions.
 - ◆ Improve recordkeeping system
 - ◆ Improve inventory management
 - ◆ Provide training on policy changes
 - ◆ Provide training for new inspectors for both programs
- Renovate or modernize public housing units: This is an ongoing objective for the PHA and is dependent upon yearly Capital Fun Program funding.
- Demolish or dispose of obsolete public housing: With HUD's approval of the demolition application the PHA is ready to move forward with the next step which requires us to offer Rio Grande City sale of the property and if the City rejects the offer the PHA will move forward towards contracting for demolition.
- Provide replacement public housing: The PHA is in the process of commencing the construction of 34 units to replace the 34 units destroyed in the 2007 flood and scheduled for demolition. The new construction will include of an administrative building and warehouse.

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: The PHA shall continue advertising in the newspaper and will begin holding semi-annual landlord outreach meetings.
- Increase voucher payment standard: as needed

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

- Implement public housing security improvements: This is an ongoing effort. The PHA has security cameras in place and police patrolling the developments.

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

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

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability: The PHA will contact Workforce Solutions and other related groups to assist in motivating and provide guidance to resident in the following areas:
 - ◆ Continuing education
 - ◆ Filling out job application properly
 - ◆ Job interview techniques

5.2	<ul style="list-style-type: none"> ▪ Provide or attract supportive services to increase independence for the elderly or families with disabilities: The PHA will contact local entities or groups that can provide the applicable supportive services. <p style="text-align: center;">PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #6:</p> <ul style="list-style-type: none"> ▪ 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
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p style="padding-left: 40px;">The following PHA Plan elements marked '<u>X</u>' have been revised since the last Annual Plan submission by the Housing Authority of Starr County. <u>N/C</u> denotes NO CHANGE and <u>N/A</u> denotes NOT APPLICABLE</p> <ul style="list-style-type: none"> <u> X </u> 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures <u> X </u> 903.7(2) Financial Resources <u> N/C </u> 903.7(3) Rent Determination <u> X </u> 903.7(4) Operation and Management <u> N/C </u> 903.7(5) Grievance Procedures <u> N/C </u> 903.7(6) Designated Housing for Elderly and Disabled Families <u> X </u> 903.7(7) Community Service and Self-Sufficiency <u> X </u> 903.7(8) Safety and Crime Prevention <u> N/C </u> 903.7(9) Pets <u> X </u> 903.7(10) Civil Rights Certification <u> X </u> 903.7(11) Fiscal Year Audit <u> N/C </u> 903.7(12) Asset Management <u> N/C </u> 903.7(13) Violence Against Women Act (VAWA) <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="padding-left: 40px;">The public may obtain copies of the 2010 5-Year and Annual Plan at the following specific location:</p> <ul style="list-style-type: none"> ▪ Administrative Office located at: 204 East Nixon Rio Grande City, TX 78582
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6.0 PHA Plan Elements

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

A. Public Housing

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

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

The PHA verifies eligibility for admission to public housing when families are within a certain number of being offered a unit: 1-5

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

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

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

- Local law enforcement agencies
- State law enforcement agencies

(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.

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

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

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

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA
- Victims of domestic violence

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The PHA has not established any preferences for admission to public housing. All selection will be made in accordance with date and time of application.

(4) Unit Assignment *CHANGE*

Applicants are given one (1) vacant unit choice before they are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List *NO CHANGE*

The Housing Authority of Starr County maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 204 E. Nixon, Rio Grande City, TX 78582.

(6) Occupancy *NO CHANGE*

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

(6) Deconcentration and Income Mixing *NO CHANGE*

The PHA has less than 100 public housing units and is therefore exempt from performing a deconcentration analysis.

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 *CHANGE*

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation

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

- Local law enforcement agencies

The PHA shares the following information with prospective landlords:

- Current and previous landlord name and address

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(2) Waiting List Organization

The Housing Authority of Starr County’s waiting list for the section 8 tenant-based assistance is not merged with any other federal or local program waiting list. Participants may apply for admission to section 8 tenant-based assistance at the PHA main administrative office located at 204 E. Nixon Street, Rio Grande City, TX 78582

(3) Search Time

The PHA does not give extensions on standard 60-day period to search for a unit.

(4) Preferences

The PHA does/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 not established any preferences for admission to section 8. All selection for assistance will be made in accordance with date and time of application.

(5) Special Purpose Section 8 Assistance Programs

- The PHA currently does not have any Special Purpose Section 8 Assistance Programs.

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	253,596.00	
b) Public Housing Capital Fund	125,186.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	641,072.00	
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	32,300.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	36,300.00	
4. Other income (list below)		
Interest on General Fund Investments	3,500.00	
Misc. other income	2,800.00	
5. Non-federal sources (list below)		
Total resources	1,094,754.00	

6.0 903.7 (3) Rent Determination Policies *NO CHANGE*

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

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

b. Minimum Rent

The PHA's minimum rent is \$-0-

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

c. Rents set at less than 30% than adjusted income

The PHA does plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

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

- All income and family composition changes must be reported. The PHA will determine after verification if there will be an adjustment to rent.

g. Individual Savings accounts (ISAs)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The PHA's payment standard:

- Is at or above 90% but below 100% of FM
- Reflects market or submarket

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

(2) Minimum Rent

The PHA's minimum rent is \$-0-.

The PHA has adopted discretionary minimum rent hardship exemption policies. Below is the excerpt from the Section 8 Administrative Plan reflecting the adopted discretionary minimum rent hardship exemption policies.

EXCERPT FROM SECTION 8 ADMINISTRATIVE POLICY

The minimum rent for Section 8 participants is \$0.00. All Voucher families will contribute the highest of thirty percent (30%) of monthly-adjusted income, ten percent (10%) of monthly gross income, or the minimum rent toward the rent plus any rent above the applicable Payment Standard.

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).

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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 payments 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.
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 staff and all staff will report to the Executive Director and/or Admissions Manager.

- Admissions Manager
- Inspector
- Maintenance
- Office Clerk
- Custodian

- b. HUD Programs Under PHA Management *CHANGE*

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	44	10%
Section 8 Vouchers	181	30%

c. Management and Maintenance Policies

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

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Grievance Procedures
- Termination and Eviction Policy
- Transfers and Transfers Waiting List Policy
- Fraud Policy
- Handicapped Policy
- Code of Ethics
- Conduct Standards Policy
- Drug Free Workplace Policy
- Fair Housing Policy
- Minority Business Policy
- De-concentration and Income Targeting Policy
- Records Retention Policy
- Pet Ownership Policy
- File Access Policy
- Resident Initiatives Policy
- Community Service Policy
- Security Policy
- Pest Eradication Policy
- Enterprise Income Verification (EIV) Security Policy
- Natural and National Disaster Policy/Plan
- Procurement Policy
- Section 3 Plan

Section 8 Management:

- 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 PHA main administrative office located at 204 E. Nixon, Rio Grande City, TX.

B. Section 8 Tenant-Based Assistance

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

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the PHA main administrative office located at 204 E. Nixon, Rio Grande City, TX.

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

The PHA has not designated nor applied for approval to designate and 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 in the upcoming fiscal year.

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

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

1. The PHA entered into a cooperative agreement with the TANF Agency in May 2005, 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)

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

(1) General

a. Self-Sufficiency Policies

The PHA will not employ discretionary policies to enhance the economic and social self-sufficiency of assisted families.

b. Economic and Social self-sufficiency programs

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

C. Welfare Benefit Reductions

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

- 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.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

D. Community Service Requirement

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

Description of the Community Service Plan

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

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

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member.

Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit may include, but are not limited to:

- Unpaid services at the PHA to help improve physicals condition, including building clean-ups, neighborhood clean-ups, gardening and landscape work;
- Unpaid office related services in the development or Administrative Office;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;
- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;
- Any other community service which includes the “performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community”.

The following agencies assist the residents in accomplishing their community service:

- Workforce Solutions
- Public Schools

For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report: *CHANGE*

- Number of tenants performing community service: 23
- Number of tenants granted exemptions: 3
- Number of tenants in non-compliance: -0-
- Number of tenants terminated/evicted due to non-compliance: -0-

6.0 903.7(8) Safety and Crime Prevention

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

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
 - PHA employee reports
 - Police reports
3. Developments that are most affected:
 - Nixon Site

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
2. Developments that are most affected:
 - Nixon Site

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 have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly meet with the PHA management and residents
2. Developments that are most affected:
 - Nixon Site

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

The following is a brief description of the PHA's Pet Policy:

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 refundable pet deposit of \$250.00 is required.

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 twenty (20) pounds; height shall not exceed fifteen (15) 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 *CHANGE*

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.

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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.

903.7(11) Fiscal Year Audit **CHANGE**

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 on February 4, 2010.

There were four (4) findings as the result of that audit.

The PHA is in the process of addressing each finding to HUD's satisfaction.

903.7(12) Asset Management

NOT APPLICABLE PHA is not under Asset Management

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

The Housing Authority of Starr County 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.

The PHA goal to provide and improved living environment is being met by the PHA's 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 local agencies to

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provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA has already partnered with 'Mujeres Unidas' to provide supportive information to its residents on a quarterly basis.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. The required notification has been provided to all tenants of public housing and to participants and landlords under the Section 8 Program. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
- Train PHA staff on the confidentiality issues as required by VAWA.

Section 6.0 b

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

The Annual PHA Plan may be obtained by the public at the main administrative office located at 204 E. Nixon Street, Rio Grande City, TX.

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

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

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

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

7.0

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 plans to conduct demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: West Side Circle 1b. Development (project) number: TX396-02
2. Activity type: Demolition <input checked="" type="checkbox"/> Property condemned by City due to flood damage Disposition <input checked="" type="checkbox"/> Required to make sale of property offer to the City, if City rejects will move on to demolition process
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <u>03/03/2008</u>
5. Number of units affected: 34
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development <i>plus administrative office/community center</i>
7. Timeline for activity: a. Actual or projected start date of activity: 08/09/2010 b. Projected end date of activity: 10/29/2010

c. Conversion of Public Housing

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

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

d. Homeownership

1. Public Housing

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

2. Section 8 Tenant Based Assistance

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

e. Project-based Vouchers

The Housing Authority of Starr County 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"> ▪ FY 2010 Capital Fund Program Annual Statement tx396a02 ▪ 2009 Performance and Evaluation Report tx396c02 ▪ 2008 Performance and Evaluation Report tx396d02 ▪ 2007 Performance and Evaluation Report tx396e02 ▪ 2007 Performance and Evaluation Report (Disaster) – tx396f02
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 tx396b02
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 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”.

The greatest need in our jurisdiction (Starr County area) is affordability and supply of units. The jurisdiction is also in need of elderly accessibility dwellings and units for large families. Dwelling units for large families are in great demand.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1390	4	4	3	3	4	3
Income >30% but <=50% of AMI	661	4	4	3	3	4	3
Income >50% but <80% of AMI	438	4	4	3	3	4	3
Elderly	374	4	4	3	3	4	3
Families with Disabilities	No data available						
White/Non-Hispanic	36	4	4	2	2	2	2
Black/African American/Non-Hispanic	0	0	0	0	0	0	0
Hispanic	2454	4	4	3	3	3	3

Information sources used by the PHA to conduct this analysis include:

- U.S. Census data: the Comprehensive Housing Affordability Strategy (CHAS) dataset

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> 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	203		15
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	156	77%	
Elderly families	9	4%	
Families with Disabilities	2	1%	
White	0		
Black/African American	0		
American Indian/Alaska Native	0		
Asian	0		
Native Hawaiian/Other Pacific Islander			
Hispanic	203	100%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR	27	13%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 5 months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.**

Below are PHA strategies for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year:

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

PHA shall increase the number of affordable housing units by:

- Providing outreach to Section 8 landlords to increase housing available to participants

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

- Seeking support services for residents to enhance education opportunities, and employability

PHA shall target available assistance to Families with Disabilities by:

- Affirmatively market to local non-profit agencies that assist families with disabilities

PHA shall conduct activities to affirmatively further fair housing by:

- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

10.0

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

(a) Progress in Meeting Mission and Goals

Below are the goals and objectives as identified by our PHA in the 2005 Five Year PHA Plan and the progress made during 2005-2009.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities: *The PHA will apply for HUD grants and other private funding to enable the PHA to build between 60 and 100 units by the end of year 2008.*
- Acquire or build units or developments: *Build between 60 and 100 units by the end of year 2008.*

Progress Statement: The PHA has continued reducing vacancies by turning over units as soon as they become available. The Housing Authority will be acquiring 34 new development for public housing by the beginning of 2001 and offer to new applicants within our jurisdiction.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) *The PHA will continue to improve public housing management and strive to maintain its High Performer status.*
- Improve voucher management: (SEMAP score) *The PHA will continue to improve voucher management and strive to maintain its High Performer status.*
- Increase customer satisfaction: *On and on-going basis, PHA will conduct resident meetings as needed and/or requested to gather input on problems within the communities.*
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - *The PHA will provide training to staff and commissioners on any new regulations affecting the management of public housing and Section 8 programs. This will be provided on an on-going basis.*
 - *Review existing policies and procedures to incorporate all necessary requirements. This will be done on an on-going basis.*
- Renovate or modernize public housing units: *The PHA will perform modernizations/repairs to its public housing stock on an on-going basis as warranted and as funds are made available.*

10.0

Progress Statement: The PHA has continued to send housing staff to training to improve performance in voucher program and public housing program management. The Housing Authority has been renovating its 44 units as needed and will continue to do so, to be able to maintain its units in good safe living conditions for present tenants and new applicants. Great strides were taken in 2009 with the help of the ARRA Stimulus Funds. At Nixon site all roofs were re-shingled and all ceiling electrical wiring was repaired.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: *For new and current participants with each briefing and unit transfer.*
- Conduct outreach efforts to potential voucher landlords: *On-going*
- Increase voucher payment standards: *As needed.*

Progress Statement: The PHA continued providing voucher mobility counseling for new and current participants with each briefing and unit transfer. The PHA will continue to conduct outreach to potential landlords on an ongoing basis by advertising in local newspaper.

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: *On-going through Tenant Selection process.*
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *On-going through Tenant Selection process.*
- Implement public housing security improvements: *As permitted by Capital Funds, the PHA will incorporate security measures within community.*
- Other: (list below)
 - *The PHA will seek security avenues through possible cooperative agreements with the local County Sheriff's Department and the Local Police Department.*

Progress Statement: The Housing Authority was successful in continuing the good communication with the local law enforcement. The PHA will continue this effort on an ongoing basis to enable us to obtain security assistance for public housing residents. This will offer residents a safe and suitable environment.

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:

- Provide or attract supportive services to improve assistance recipients' employability: *Continue efforts to attract supportive service classes on an on-going basis.*

Progress Statement: The Housing Authority efforts to provide or attract supportive services that promote self-sufficiency have been successful. The PHA continues to work with local support service groups and entities such as the Workforce Solutions, Women Against Violence, 211 Texas, Buckner Children and Family Services, Student Migrant Council, plus many others, to ensure that all families that qualify have an opportunity to obtain information on assistance that will meet their individual needs.

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: *On-going effort as needed and as funds become available.*
 - 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: *On-going*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *On-going effort as needed and as funds become available.*

Progress Statement: The Housing Authority continues to offer assistance to all individuals who apply and qualify regardless of race, color, religion, sex, or familial status or disability. Any individual with a disability will be accommodated to their specific disability needs.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

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

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$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

10.0

- 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	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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 tx396g02</p> <p>(g) Challenged Elements – No elements challenged.</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Provided as attachments tx396a02; t tx396c02; tx396d02; tx396e02; and tx396f02</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Provided as attachment tx396b02</p>
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Attachment: tx396a02

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

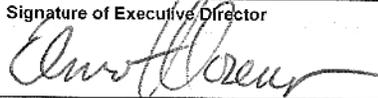
Part I: Summary					
PHA Name: Starr County Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P39650110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
<input type="checkbox"/> 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	20,186.00			
3	1408 Management Improvements	22,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	8,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	75,000.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			

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

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

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

Part I: Summary

PHA Name: Starr County Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P39650110 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"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <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 3% of Line 20)	0.00				
20	Amount of Annual Grant (sums of lines 2-19)	\$125,186.00				
21	Amount of Line 20 Related to LBP Activities	0.00				
22	Amount of Line 20 Related to Section 504 Compliance	0.00				
23	Amount of Line 20 Related to Security - Soft Costs	17,500.00				
24	Amount of Line 20 Related to Security - Hard Costs	75,000.00				
25	Amount of Line 20 Related to Energy Conservation Measures	0.00				
Signature of Executive Director 		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.

Attachment: tx396b02

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Starr County Housing Authority (TX396)		Rio Grande City/Starr County/State of Texas				
A.	Development Number and Name PIC#TX39600001 PHA-Wide	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	- 0.00	- 47,387.00	- 67,538.00	- 0.00
C.	Management Improvements		22,000.00	23,296.00	21,000.00	25,296.00
D.	PHA-Wide Non-dwelling Structures and Equipment		- 55,538.00	- 5,500.00	- 0.00	- 52,890.00
E.	Administration		0.00	1,003.00	0.00	0.00
F.	Other		7,648.00	9,000.00	8,000.00	7,000.00
G.	Operations		40,000.00	40,000.00	28,648.00	40,000.00
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		\$125,186.00	\$126,186.00	\$125,186.00	\$125,186.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$125,186.00	\$126,186.00	\$125,186.00	\$125,186.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u> 2 </u> FFY <u> 2011 </u>			Work Statement for Year <u> 3 </u> FFY <u> 2012 </u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	NONE		0.00	PIC #TX396000001		
Annual Statement				Nixon		
				Re-pave both entrances		47,387.00
				access roads at site		
				Total 1450		47,387.00
	TOTAL PHYSICAL IMPROVEMENTS - 2011		\$0.00	TOTAL PHYSICAL IMPROVEMENTS - 2012		\$47,387.00

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 III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u> 2 </u> FFY <u> 2011 </u>		Work Statement for Year <u> 3 </u> FFY <u> 2012 </u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	PIC#TX396000001		PIC#TX396000001	
Annual Statement	PHA-Wide		PHA-Wide	
	Operations	40,000.00	Operations	40,000.00
	Total 1406	40,000.00	Total 1406	40,000.00
	Management Improvements		Management Improvements	
	Resident Work Program	1,000.00	Resident Work Program	1,000.00
	Computer Software Updates/TA Assistance	3,000.00	Computer Software Updates/TA Assistance	3,000.00
	Security Patrol	18,000.00	Security Patrol	19,296.00
	Total 1408	22,000.00	Total 1408	23,296.00
			Administration	
			Administrative costs, sundries	1,003.00
			Total 1410	1,003.00
	Fees and Costs		Fees and Costs	
	Consultant Fees/Annual Statement/	7,648.00	Consultant Fees/Annual Statement/	9,000.00
	Agency Plan Update/Consortium		Agency Plan Update/Consortium	
	Total 1430	7,648.00	Total 1430	9,000.00
	Non-Dwelling Equipment		Non-Dwelling Equipment	
	Playground Equipment	44,038.00	Pressure washer and supplies	3,000.00
	Nixon		Picnic tables, BBQ pits, canopy (2)	2,500.00
	Picnic tables, BBQ pits, canopy (6)	11,500.00	Total 1475	5,500.00
	Total 1475	55,538.00		
	TOTAL MANAGEMENT IMPROVEMENTS - 2011	\$125,186.00	TOTAL MANAGEMENT IMPROVEMENTS - 2012	\$73,299.00

**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: Starr County Housing Authority	Grant Type and Number: Capital Fund Program Grant No: TX59P39650109 Date of CFFP: _____ Replacement Housing Factor Grant No: _____				
FFY of Grant: 2009 FFY of Grant Approval: 2009					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1405 Operating Expenses (may not exceed 20% of line 20) 3	40,538.00		8,238.00	0.00
3	1408 Management Improvements	25,037.00		25,037.00	7,515.00
4	1410 Administration (may not exceed 10% of line 20)	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	10,500.00		10,500.00	2,951.77
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	13,180.00		13,180.00	6,950.00
10	1460 Dwelling Structures	35,931.00		35,931.00	35,931.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$125,186.00		\$92,886.00	\$53,347.77
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	17,537.00		6,640.00	6,640.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director  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.

**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: Starr County Housing Authority		Grant Type and Number: Capital Fund Program Grant No: TX59P39650109 CFFP (Yes/ No): No Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Operations:	1406		40,538.00		8,238.00	0.00	
	Total 1406			40,538.00		8,238.00	0.00	
HA-Wide	Management Improvements:							
	Replace computer software/updates as needed	1408		3,000.00		3,000.00	0.00	
	Update policies and procedures	1408		1,000.00		1,000.00	0.00	
	Resident Work Program	1408		1,000.00		1,000.00	0.00	
	Computer Software Updates/General TA Assistance	1408		2,500.00		2,500.00	875.00	
	Security	1408		17,537.00		17,537.00	6,640.00	
	Total 1408			25,037.00		25,037.00	7,515.00	
HA-Wide	Fees and Costs:							
	Energy Audit/Utility Allowance Updates	1430		2,500.00		2,500.00	0.00	
	Consultant Fees/Annual Statement and Agency Plan Update/Consortium	1430		8,000.00		8,000.00	2,951.77	
	Total 1430			10,500.00		10,500.00	2,951.77	
	Site Improvements:							
Nixon	Landscaping	1450		5,000.00		5,000.00	0.00	
	Paving parking spaces	1450		0.00		0.00	0.00	
Nixon	Move 2 flagpoles from Circle to Nixon, lighting/cement work	1450	2	4,200.00		4,200.00	4,200.00	
Nixon	Remove security lights/move from Circle to Nixon & install at new location with new concrete base	1450		3,980.00		3,980.00	2,750.00	
	Total 1450			13,180.00		13,180.00	6,950.00	
	Dwelling Structures:							
HA-Wide	Replace toilets and toilet seats	1460	44 units	15,000.00		15,000.00	15,000.00	
Nixon	Painting, ceiling, replace stripping, insulation, etc.	1460		20,931.00		20,931.00	20,931.00	
	Total 1460			35,931.00		35,931.00	35,931.00	
TOTAL CAPITAL FUNDS FOR 2009						\$92,886.00	\$53,347.77	

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

2 To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: STARR COUNTY HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program No: TX59P396501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Final Performance and Evaluation Report for Program Year Ending _____

Performance and Evaluation Report for Program Year Ending **12/31/09**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	28,648.00	40,676.00	40,676.00	28,648.00
3	1408 Management Improvements	21,306.00	25,168.00	25,168.00	21,760.00
4	1410 Administration	0.00	0.00	0.00	0.00
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	8,000.00	8,000.00	8,000.00	7,354.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	65,890.00	50,000.00	50,000.00	41,600.00
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00	2,000.00	2,000.00	424.79
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$125,844.00	\$125,844.00	\$125,844.00	\$99,786.79
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	14,306.00	14,306.00	14,306.00	10,898.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director _____ Date 4-7-2010

Signature of Public Housing Director _____ Date _____

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

PHA Name: STARR COUNTY HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59P396501-08 Replacement Housing Factor Grant No:						Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406		28,648.00	40,676.00	40,676.00	28,648.00	
	Total 1406			28,648.00	40,676.00	40,676.00	28,648.00	
HA-Wide	Management Improvements: <i>(limited to 20% of grant)</i>							
	Update policies and procedures	1408		3,000.00	3,000.00	3,000.00	3,000.00	
	Resident Work Program	1408		1,000.00	1,000.00	1,000.00	1,000.00	
	Computer Software Updates/General TA Assistance	1408		3,000.00	6,862.00	6,862.00	6,862.00	
	Security	1408		14,306.00	14,306.00	14,306.00	10,898.00	
	Total 1408			21,306.00	25,168.00	25,168.00	21,760.00	
HA-Wide	Fees and Costs:							
	Consutant Fees/Annual Statement and Agency Plan Update/Consortium	1430		8,000.00	8,000.00	8,000.00	7,354.00	
	Total 1430			8,000.00	8,000.00	8,000.00	7,354.00	
TX396-001	Dwelling Structures:							
Nixon	Replace all interior doors/frames/hardware	1460	44 units	35,000.00	0.00	0.00	0.00	
	Replace heater furnaces	1460	22 units	30,890.00	0.00	0.00	0.00	
	Reair/replace ceilings	1460	12 units	0.00	50,000.00	50,000.00	41,600.00	
	Total 1460			65,890.00	50,000.00	50,000.00	41,600.00	
HA -Wide	Dwelling Equipment:							
	Refrigerators	1465	2	1,000.00	1,000.00	1,000.00	0.00	
	Stoves	1465	2	1,000.00	1,000.00	1,000.00	424.79	
	Total 1465			2,000.00	2,000.00	2,000.00	424.79	
TOTAL CAPITAL FUNDS FOR 2008				\$125,844.00	\$125,844.00	\$125,844.00	\$99,786.79	

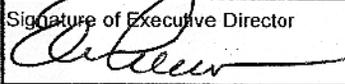
CAPITAL FUND PROGRAM TABLES START HERE

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: STARR COUNTY HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program No: TX59P396501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending 12/31/09
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	30,651.00	45,424.52	45,424.52	45,424.52
3	1408 Management Improvements	23,000.00	22,510.00	22,510.00	22,510.00
4	1410 Administration	0.00	0.00	0.00	0.00
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	10,000.00	3,086.00	3,086.00	3,086.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	25,000.00	24,662.76	24,662.76	24,662.76
10	1460 Dwelling Structures	39,887.00	32,854.72	32,854.72	32,854.72
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$128,538.00	\$128,538.00	\$128,538.00	\$128,538.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	15,000.00	15,000.00	15,000.00	15,000.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director  Date 4-7-2010

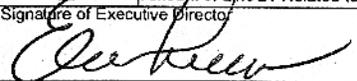
Signature of Public Housing Director _____ Date _____

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
STARR COUNTY HOUSING AUTHORITY		TX59P396501-07				2007		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406		30,651.00	45,424.52	45,424.52	45,424.52	
	Total 1406			30,651.00	45,424.52	45,424.52	45,424.52	
HA-Wide	Management Improvements:							
	Update policies and procedures	1408		3,000.00	-	-	-	
	Resident Work Program	1408		1,000.00	-	-	-	
	Computer Software Updates/General TA Assistance	1408		4,000.00	-	-	-	
	Security	1408		15,000.00	-	-	-	
	Total 1408			23,000.00	22,510.00	22,510.00	22,510.00	
HA-Wide	Fees and Costs:							
	Annual Utility Allowance Study	1430		2,000.00	-	-	-	
	Consutant Fees/Annual Statement and Agency Plan Update/Consortium	1430		8,000.00	-	-	-	
	Total 1430			10,000.00	3,086.00	3,086.00	3,086.00	
HA-Wide	Site Improvements:							
	Landscaping	1450		5,000.00	-	-	-	
	Repair/replace eroded/broken sidewalks	1450		15,000.00	-	-	-	
	stairways/retaining walls	-		-	-	-	-	
	Speedbumps	1450		5,000.00	-	-	-	
	Total 1450			25,000.00	24,662.76	24,662.76	24,662.76	
HA-Wide	Dwelling Structures:							
	New kitchen/bath/shower faucets, labor	1460		10,000.00	-	-	-	
	Replace all outlets and switch covers	1460		2,000.00	-	-	-	
	Replace old circuit breakers and breaker boxes	1460		7,887.00	-	-	-	
	Replace all refrigerator gaskets	1460		5,000.00	-	-	-	
TX396-001	Replace door entry hardware	1460		15,000.00	-	-	-	
Nixon	Total 1460			39,887.00	32,854.72	32,854.72	32,854.72	
TOTAL CAPITAL FUNDS FOR 2007				\$128,538.00	\$128,538.00	\$128,538.00	\$128,538.00	100% Completed

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: STARR COUNTY HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59D39650107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/09		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,494.00	33,000.00	33,000.00	9,220.19
3	1408 Management Improvements	10,000.00	0.00	0.00	0.00
4	1410 Administration	172,000.00	104,225.03	104,225.03	44,225.03
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	368,500.00	436,181.40	436,181.40	367,374.15
8	1440 Site Acquisition	570,000.00	570,000.00	570,000.00	570,000.00
9	1450 Site Improvement	225,000.00	173,000.00	173,000.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	35,000.00	35,000.00	35,000.00	0.00
12	1470 Nondwelling Structures	845,000.00	814,000.00	814,000.00	0.00
13	1475 Nondwelling Equipment	238,000.00	32,087.57	32,087.57	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	2,606,500.00	2,918,000.00	2,918,000.00	253,500.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	25,000.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$5,115,494.00	\$5,115,494.00	\$5,115,494.00	\$1,244,319.37
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director: 	Date: 4-7-2010	Signature of Public Housing Director: _____	Date: _____
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Annual Statement /Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: STARR COUNTY HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No:				TX59D39650107		Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations (start-up office costs)	1406		20,494.00	33,000.00	33,000.00	9,220.19	
	Total 1406			20,494.00	33,000.00	33,000.00	9,220.19	
	Management Improvements:							
	Office Operating Software	1408		10,000.00	0.00	0.00	0.00	
	Total 1408			10,000.00	0.00	0.00	0.00	
	Administration:							
	Exec Dir salary	1410		110,000.00	60,000.00	60,000.00	0.00	
	Admin Mgr			62,000.00	44,225.03	44,225.03	44,225.03	
	Total 1410			172,000.00	104,225.03	104,225.03	44,225.03	
	Fees and Costs							
	Architectural/engineering services, drawings, other planning costs (6%)	1430		218,000.00	224,500.00	224,500.00	193,307.41	
	Project Mgr Consultant	1430		100,000.00	0.00	0.00	0.00	
	Required purchase water meters/rights	1430	36 meters	0.00	155,000.00	155,000.00	151,850.00	
	Project Attorney Cost/fees	1430		5,000.00	10,000.00	10,000.00	8,832.45	
	Surveys/Appraisal Fees/Engineering/Admin Fees	1430		20,000.00	6,650.00	6,650.00	4,225.00	
	Title work	1430		10,000.00	0.00	0.00	0.00	
	Gootechnical & Materials Testing	1430		5,000.00	34,050.00	34,050.00	2,783.74	
	City permits	1430		2,500.00	0.00	0.00	0.00	
	Environmental assessment on property	1430		3,000.00	0.00	0.00	0.00	
	Printing/advertising costs	1430		5,000.00	5,981.40	5,981.40	6,375.55	
	Total 1430			368,500.00	436,181.40	436,181.40	367,374.15	
	Site Acquisition:							
	Land (10-15 acres) @ \$40,000/acre	1440		570,000.00	570,000.00	570,000.00	570,000.00	
	Total 1440			570,000.00	570,000.00	570,000.00	570,000.00	
	Site Improvements							
	Site prep/leveling/fill dirt	1450		50,000.00	0.00	0.00	0.00	
	Sports Complex	1450		140,000.00	0.00	0.00	0.00	
	Family Picnic Area (tables, BBQ pits, canopy) (8 units)	1450		35,000.00	0.00	0.00	0.00	
	Landscaping and irrigation	1450		0.00	98,000.00	98,000.00	0.00	
	Offsite parking	1450		0.00	75,000.00	75,000.00	0.00	
	Total 1450			225,000.00	173,000.00	173,000.00	0.00	
	Dwelling Equipment: (Energy Savings Equipment)							
	Stoves	1465	34 ea	20,000.00	20,000.00	20,000.00	0.00	
	Refrigerators	1465	34 ea	15,000.00	15,000.00	15,000.00	0.00	
	Total 1465			35,000.00	35,000.00	35,000.00	0.00	

Attachment: tx396g02
Housing Authority of Starr County
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 – February 10, 2010

2. Resident Advisory Board Selection

Selection made from resident/participant response – February 17, 2010

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan – February 25, 2010

Notify Resident Advisory Board of scheduled meeting – February 17, 2010

Hold Resident Advisory Board meeting – February 25, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – January 27, 2010

Notify Resident Advisory Board – February 25, 2010

Hold Public Hearing meeting – April 6, 2010

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

Comment #1: Playground for the kids
PHA Response: Will be addressed with CFG Funds

Comment #2: Play ground for the kids; ceiling fans
PHA Response: Will be addressed with CFG Funds