

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Housing Authority of the City of Roma PHA Code: TX449
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 01/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 56 Number of HCV units: 104

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

The mission of the PHA is the same as that of the Department of Housing and Urban Development. To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available

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

5.2

- Concentrate on efforts to improve specific management functions: (list; e.g. public housing finance; voucher unit inspections)
- Renovate or modernize public housing units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

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

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

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

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

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

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

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

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

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

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the City of Roma.

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

- N/C 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
- X 903.7(4) Operation and Management
- X 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- X 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(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 2009 Annual Plan:

- Administrative Office – 301 Canales Circle, Roma, Texas

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 Housing Authority of the City of Roma verifies eligibility for admission to public housing when families are within sixty (60) days being offered a unit.

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

- Criminal or Drug-related activity

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

- Local 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
- Over-housed
- Under-housed

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

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

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

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

The Housing Authority of the City of Roma maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 301 Canales Circle, Roma, TX.

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

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- 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: ***NOT APPLICABLE*** – PHA has under 100 units

The Housing Authority of the City of Roma 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 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 former landlord name and address

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

The Housing Authority of the City of Roma's waiting list for the section 8 tenant-based assistance is not merged with any other 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 not give extensions on standard 60-day period to search for a unit.

(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 not established any preferences for admission to section 8.

6.0

(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 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

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	94,669.00	
b) Public Housing Capital Fund	96,130.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	295,117.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2009 ARRA		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Fund Program	96,130.00	
2009 ARRA CFP	122,076.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	117,968.00	Public housing operations
4. Other income (list below)		
	29,713.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$851,803.00	

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 not adopted any discretionary minimum rent hardship exemption policies.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA 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 arrived at ceiling rents using the following:

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents

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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:

- Income decrease or increase of \$2,000 a year

g. Individual Savings accounts (ISAs)

The PHA does 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.

- 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 ***NO CHANGE***

The PHA's payment standard is:

- 100% of FMR

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 discretionary minimum rent hardship exemption policies. (if yes, list below)

- Administrative Plan – Section 8 Voucher Program

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

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

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

Secretary
Maintenance
Inspector

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	56	3
Section 8 Vouchers	104	10
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

6.0

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 Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Pet Ownership Policy (Family-Elderly/Disabled)
- File Access Policy
- Records Retention Policy
- Resident Initiatives Policy
- Community Service Policy
- Security Policy
- Enterprise Income Verification (EIV) Security Policy
- Fraud Policy
- Capital Fund Stimulus Grant Procurement Policy

Section 8 Management:

- Administrative Plan

903.7(5) Grievance Procedures

A. Public Housing

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

Residents or applicants who desire to initiate the PHA grievance Process should contact the PHA main administrative office.

B. Section 8 Tenant-Based Assistance

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

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the PHA main administrative office.

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

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

Activity Description: *N/A*

903.7(7) Community Service and Self-Sufficiency

- (1) Services and programs offered to residents and participants by the Housing Authority of the City of Roma: *N/A*
- (2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families. *N/A*

Welfare Benefit Reduction:

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

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

Administrative Steps Taken To Implement The Requirement

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

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are Resident Council Officer. The following agencies assist the residents in accomplishing their community service, City of Roma, Police Department, Church, Roma Fire Department and City Library. 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.

6.0

Community Service Implementation Report:

- Number of tenants performing community service: 2
- Number of tenants granted exemptions: 100
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

903.7(8) Safety and Crime Prevention

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

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

1. Description of the need for measures to ensure the safety of public housing residents. *N/A*
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: *N/A*

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:
 - Volunteer Resident Patrol/Block Watchers Program
2. Developments that are most affected: *N/A*

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police provide crime data to housing authority staff for analysis and action
2. Developments that are most affected: *N/A*

6.0 903.7(9) Pets

All residents are permitted to own and keep common domesticated household pets. Common household pets mean 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 \$300 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit).

Limit one (1) 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

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 assistance programs:

6.0

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

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

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

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

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.

6.0 903.7(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 but all findings have been resolved to HUD's satisfaction.

903.7(12) Asset Management *NOT APPLICABLE*

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

The Housing Authority of the City of Roma 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. We have distributed a brochure containing information on victims of domestic violence to the tenants, owners and landlords.

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 Mujeres Unidas in Rio Grande City, Texas to provide and/or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

In addition, the PHA is in the process of amending 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:

- 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.

6.0	<ul style="list-style-type: none"> ▪ Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA. <p>The Housing Authority of the City of Roma shall train its staff on the required confidentiality issues imposed by VAWA.</p> <p>Section 6.0 b</p> <p>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.</p> <ul style="list-style-type: none"> ▪ Main Administrative Office – 301 Canales Circle, Roma, Texas 78584
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>NO CHANGE</i></p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>Status of HOPE VI revitalization grant(s). <i>N/A</i></p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.</p> <p>The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p>b. Demolition and/or Disposition <i>NO CHANGE</i></p> <p>The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p> <p>Activity Description: <i>N/A</i></p> <p>c. Conversion of Public Housing</p> <p>Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p>
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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.

Activity Description: *N/A*

d. Homeownership

A. Public Housing

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

Activity Description: *N/A*

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

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

Program Description: *N/A*

e. Project-based Vouchers ***NO CHANGE***

Our agency is currently not 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 tx449a01 ▪ 2009 Performance and Evaluation Report – attachment tx449b01 ▪ 2009 ARRA Performance and Evaluation Report – attachment tx449c01
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 tx449d01
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”. Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	130	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	30	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	15	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	26	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	16	N/A	N/A	N/A	N/A	N/A	N/A
White	175	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	0	N/A	N/A	N/A	N/A	N/A	N/A
Native Indian/Alaskan Native	0	N/A	N/A	N/A	N/A	N/A	N/A
Asian	0	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	0	N/A	N/A	N/A	N/A	N/A	N/A

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	175		21
Extremely low income <=30% AMI	130	74%	
Very low income (>30% but <=50% AMI)	30	17%	
Low income (>50% but <80% AMI)	15	9%	
Families with children	102	58%	
Elderly families	34	20%	
Families with Disabilities	39	22%	
White	175	100%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	34	20%	
2 BR	63	36%	
3 BR	78	44%	
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)? 7 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

Need: Shortage of affordable housing for all eligible populations

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

- Reduce turnover time for vacated public housing units
- 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

PHA shall increase the number of affordable housing units by:

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

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

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

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

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

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

9.1

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

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

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

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

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

PHA shall conduct activities to affirmatively further fair housing

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

Reason for Selecting Strategies

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

10.0

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers: Respond to all appropriate NOFA's

Progress Statement: The opportunity has not come upon us, therefore the Housing Authority of the City of Roma has not applied for any additional rental vouchers.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Other: (list below)

- Continue to improve PHAS
- Provide PHAS/QWHRA training to Staff by 12/31/00.
- Provide training to Commissioners and staff on updated policies by 12/31/00.

Progress Statement: The Housing Authority of the City of Roma continues to be high performers in PHAS and SEMAP. The PHA has renovated the public housing units. Staff and Commissioners have attended training.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Progress Statement: The Housing Authority of the City of Roma has conducted outreach and has new voucher landlords as well as implementing the increase of voucher payment standards.

10.0

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 public housing security improvements:

Progress Statement: The Housing Authority of the City of Roma has higher income families (Teacher, Border Patrol) into our low income development.

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

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

Objectives:

- Provide or attract supportive services to improve assistance recipients' employability:

Progress Statement: The Housing Authority of the City of Roma promoted for the tenants to participate in the census 2010, Workforce orientations, and the National Night Out.

Other PHA Goals and Objectives: (list below)

- The Roma Housing Authority shall refine the memorandum of understanding between the jurisdiction's Police Force and this agency.
- Expand the range and quality of housing choices available to participants in the Roma Housing Authority's tenant-based assistance program.
- Improve computer processing/reporting.
- Upgrade and/or repair computer software to include controlled access and backup data.
- Provide computer training to staff.
- Maintain adequate file data.

Progress Statement: The Housing Authority of the City of Roma has improved and maintained computer processing as well as providing computer training for the staff.

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

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

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

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

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

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

11.0

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment tx449e01
- (g) Challenged Elements – No Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) Provided as attachment tx449a01, tx449b01 and tx449c01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Provided as attachment tx449d01

Attachment: tx449a01

Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Roma		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59P449501-10 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	11,471.00			0.00
3	1408 Management Improvements	18,600.00			0.00
4	1410 Administration (may not exceed 10% of line 20)	19,226.00			0.00
5	1411 Audit	1,000.00			0.00
6	1415 Liquidated Damages	0.00			0.00
7	1430 Fees and Costs	15,685.00			0.00
8	1440 Site Acquisition	0.00			0.00
9	1450 Site Improvement	2,500.00			0.00
10	1460 Dwelling Structures	10,148.00			0.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00			0.00
12	1470 Non-dwelling Structures	0.00			0.00
13	1475 Non-dwelling Equipment	10,500.00			0.00
14	1485 Demolition	0.00			0.00
15	1492 Moving to Work Demonstration	0.00			0.00
16	1495.1 Relocation Costs	0.00			0.00
17	1499 Development Activities 4	0.00			0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00			0.00
20	Amount of Annual Grant (sums of lines 2-19)	96,130.00			0.00
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director <i>Nancy G</i>		Date <i>10-16-09</i>		Signature of Public Housing Director <i>Nancy G</i>	
				Date <i>10-16-09</i>	

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 DUE funds shall be included here.

Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Roma			Grant Type and Number: Capital Fund Program Grant No: TX59P449501-10 CFFP (yes/No) NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-WIDE	Operations	1406						
	Clerical & Administrative Cost(Prorated Salaries/benefits)			11,471.00				
	Subtotal 1406			11,471.00				
	Management Improvements							
	Commissioners Training	1408		5,000.00				
	Update policies	1408		5,000.00				
	Staff training	1408		5,000.00				
	Homeownership Plan	1408		1,800.00				
	Crime prevention and Safety Plan	1408		1,800.00				
	Subtotal 1408			18,600.00				
	Administration							
	Hire a person to oversee	1410		19,226.00				
	Subtotal 1410			19,226.00				
	Audit	1411		1,000.00				
	Subtotal 1411			1,000.00				
	Fees and Costs							
	Architectural Firm	1430		12,000.00				
	A/E Service Reimbursable	1430		1,485.00				
	Advertisement of Bids	1430		1,000.00				
	Agency Plan/Annual 5-Year Plan	1430		1,200.00				
	Subtotal 1430			15,685.00				
	Site Improvement							
	Topsoil, grass, plants	1450		2,500.00				
	Subtotal 1450			2,500.00				
	Subtotal			68,482.00		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: tx449b01

Part I: Summary

PHA Name: Housing Authority of the City of Roma	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59P449501-09 Date of CFFP:	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
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Type of Grant
 Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report (for Program Year Ending _____)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	22,000.00			0.00
3	1408 Management Improvements	20,002.00			0.00
4	1410 Administration (may not exceed 10% of line 20)	9,613.00			0.00
5	1411 Audit	1,000.00			0.00
6	1415 Liquidated Damages	0.00			0.00
7	1430 Fees and Costs	5,000.00			0.00
8	1440 Site Acquisition	0.00			0.00
9	1450 Site Improvement	15,150.00			0.00
10	1460 Dwelling Structures	10,865.00			0.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00			0.00
12	1470 Non-dwelling Structures	0.00			0.00
13	1475 Non-dwelling Equipment	5,500.00			0.00
14	1485 Demolition	0.00			0.00
15	1492 Moving to Work Demonstration	0.00			0.00
16	1495.1 Relocation Costs	0.00			0.00
17	1499 Development Activities ⁴	0.00			0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00			0.00
20	Amount of Annual Grant (sums of lines 2-19)	96,130.00			0.00
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with 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: Housing Authority of the City of Roma			Grant Type and Number: Capital Fund Program Grant No: TX59P449501-09 CFFP (yes/No) NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-WIDE	Operations	1406		22,000.00				
	Subtotal 1406			22,000.00				
	Management Improvements							
	Commissioners Training	1408		7,500.00				
	Update PHA policies	1408		5,000.00				
	Staff training	1408		5,002.00				
	Homeownership Plan	1408		1,000.00				
	Utility Allowance/Update/study	1408		1,500.00				
	Subtotal 1408			20,002.00				
	Administration							
	Hire a person to oversee	1410		9,613.00				
	Subtotal 1410			9,613.00				
	Audit							
		1411		1,000.00				
	Subtotal 1411			1,000.00				
	Fees and Costs							
	Architectural Firm	1430		2,000.00				
	A/E /service/reimbursable	1430		500.00				
	Advertisement of Bids	1430		500.00				
	Energy Audit	1430		1,200.00				
	Agency Plan/Annual 5-Year Plan	1430		800.00				
	Subtotal 1430			5,000.00				
	Site Improvement							
	Topsoil, grass, plants, trees	1450		2,500.00				
	Automatic sprinklers	1450		12,650.00				
	Subtotal 1450			15,150.00				
	Subtotal			72,765.00		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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Roma</p>	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59S449501-09 Date of CFFP:	FFY of Grant: <p style="text-align: center;">2009</p> FFY of Grant Approval: <p style="text-align: center;">2009</p>
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Type of Grant

Original Annual Statement
 Reserved for Disasters/Emergetcles
 Revised Annual Statement (revision no: _____)

Performance and Evaluation Report for Program Year Ending 6/30/09
 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	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	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	10,000.00		0.00	0.00
10	1460 Dwelling Structures	105,076.00		1,600.00	1,600.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00		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)	122,076.00		1,600.00	1,600.00
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director <i>Mary G</i>	Date 10-16-09	Signature of Public Housing Director <i>Mary G</i>	Date 10-16-09
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Capital Fund Program Five-Year Action Plan
Attachment: tx449d01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary						
PHA Name/Number			Locality (City/County& State)		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the City of Roma / TX449			Roma/Starr County/Texas			
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
B.	Physical Improvements Subtotal	Annual Statement	29,305.00	42,036.00	32,400.00	32,400.00
C.	Management Improvements		15,000.00	15,000.00	19,000.00	19,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		5,800.00	4,200.00	2,300.00	2,300.00
E.	Administration		8,600.00	9,137.00	9,644.00	9,644.00
F.	Other		13,000.00	16,000.00	16,000.00	16,000.00
G.	Operations		15,000.00	5,000.00	18,098.00	18,098.00
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		86,705.00	91,373.00	97,442.00	97,442.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

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

Blank - not needed

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	HA-Wide			HA-Wide		
Annual Statement	SITE IMPROVEMENTS			SITE IMPROVEMENTS		
	Topsoil, grass, plants		4,000.00	Topsoil, grass, plants		1,500.00
	Repave parking, Paint stripes, etc		18,000.00	Total 1450		1,500.00
	Total 1450		22,000.00	DWELLING STRUCTURES		
	DWELLING STRUCTURES			Treatment for infestation		600.00
	Treatment for infestation		800.00	Interior and Exterior Paint		500.00
	Interior and Exterior Paint		200.00	Replace passge, entry, privacy locks		100.00
	Replace passge, entry, privacy locks		291.00	Water heaters, nipples, connectors		1,200.00
	Water heaters, nipples, connectors		1,500.00	Roofs		30,781.00
	Total 1460		2,791.00	Wall switch, wall plate, bth accessories		500.00
	DWELLING EQUIPMENT			Rangeood		855.00
	Refrigerators		2,114.00	Smoke detectors		100.00
	Stoves		2,400.00	Total 1460		34,636.00
	Total 1465.1		4,514.00	DWELLING EQUIPMENT		
	NON-DWELLING EQUIPMENT			Refrigerators		2,500.00
	Maintenance tool, (garden,power, other)		1,300.00	Stoves		3,400.00
	Lawnmower		2,500.00	Total 1465.1		5,900.00
	Edger/weedeater trimmer		2,000.00	NON-DWELLING EQUIPMENT		
	Total 1475		5,800.00	Maintenance tool, (garden,power, other)		1,200.00
				Lawnmower		2,000.00
				Edger		500.00
				Weedeater trimmer		500.00
				Total 1475		4,200.00
	2011 Physical Needs Estimate		35,105.00	2012 Physical Needs Estimate		46,236.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	HA-Wide			HA-Wide		
Annual Statement	SITE IMPROVEMENTS			SITE IMPROVEMENTS		
	Topsoil, grass, plants		500.00	Topsoil, grass, plants		500.00
	Benches		2,000.00	Concrete sidewalks		9,000.00
	Total 1450		2,500.00	Parking paving overlay (Asphalt)		11,000.00
	DWELLING STRUCTURES			Total 1450		20,500.00
	Treatment for infestation		2,000.00	DWELLING STRUCTURES		
	Interior and Exterior Paint		500.00	Treatment for infestation		4,000.00
	Replace passge, entry, privacy locks		100.00	Interior and Exterior Paint		500.00
	Water heaters, nipples, connectors		250.00	Replace passge, entry, privacy locks		100.00
	Roofs		20,000.00	Water heaters, nipples, connectors		250.00
	Wall switch, wall plate, bth accessories		500.00	Wall switch, wall plate, bath accessories		500.00
	Rangegood		150.00	Rangehood filters		250.00
	Smoke detectors		100.00	A/C filters		400.00
	A/C filters		400.00	Total 1460		6,000.00
	Total 1460		24,000.00	DWELLING EQUIPMENT		
	DWELLING EQUIPMENT			Refrigerators		2,500.00
	Refrigerators		2,500.00	Stoves		3,400.00
	Stoves		3,400.00	Total 1465.1		5,900.00
	Total 1465.1		5,900.00	NON-DWELLING EQUIPMENT		
	NON-DWELLING EQUIPMENT			Maintenance tool, (garden,power, other)		1,200.00
	Maintenance tool, (garden,power, other)		1,200.00	Lawnmower		600.00
	Lawnmower		600.00	Edger		250.00
	Edger		250.00	Weedeater trimmer		250.00
	Weedeater trimmer		250.00	Total 1475		2,300.00
	Total 1475		2,300.00			
	2013 Physical Needs Estimate		34,700.00	2014 Physical Needs Estimate		34,700.00

Attachment: tx449e01
Housing Authority of the City of Roma
Resident Advisory Board Consultation process

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 – June 2, 2009

2. Resident Advisory Board Selection

Selection made from resident/participant response – June 10, 2009

3. Meeting Organization

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

Notify Resident Advisory Board of scheduled meeting

Hold Resident Advisory Board meeting – June 10, 2009

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – June 30, 2009

Notify Resident Advisory Board

Hold Public Hearing meeting – September 2, 2009

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

There were no comments or recommendations.