

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Waco Housing Authority</u> PHA Code: <u>TX010</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2011												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>903</u> Number of HCV units: <u>2488 (2170+130 VASH+188 Parkside Abatement)</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
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.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Changes were made to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan and the Procurement Policy 2009 audit has been completed. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. Central Office – 4400 Cobbs Dr., Estella Maxey Office – 1809 J.J. Flewellen, Kate Ross Office – 937 s. 11 th St., South Terrace Office – 100 Kennedy Circle, Website www.wacopha.org For a complete list of PHA Plan elements, see Section 6.0 of the instructions												

7.0	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.- na</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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.
8.2	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.

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Of the 2217 persons on our Section 8 Waiting List, 1260 are at 30% of median income, 704 are at 50% of median income, 216 are at 80% of median income and 37 are above 80% of median income. Of these 2217 persons, 796 are White/Hispanic, 1385 are Black, 9 are American Indian, 3 are Asian and 2 is Other. There are 84 elderly families and 98 families with disabilities. Of the 371 persons on our Public Housing Waiting List, 289 are at 30% of median income, 67 are at 50% of median income, 14 are at 80% of median income and 1 is above median income. Of these 371 persons, 151 are White/Hispanic, 220 are Black/African American. There are 6 elderly families and 25 families with disabilities.</p>
9.1	<p>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.</p> <p>In our Section 8 program, Waco Housing Authority will continue to conduct annual landlord meetings for prospective and current landlords. The housing authority will conduct eligibility orientations for Waiting List applicants. There will be posting of units available and landlord listings. The Section 8 Waiting list opened in November. This was published in our local paper. Waco Housing Authority & Affiliates operates the Section 8 program in Hill and Somervell counties. For our Public Housing Program, we will send outreach information to surrounding agencies that assist low to extreme low income families. We advertise the program through local and surrounding areas in the county. We advertise on two billboards in the city. We have translated all of our program brochures, both Section 8 and Public Housing, into Spanish.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHA's mission is: Making homes happen for families and to be the main source of providing affordable housing choices for the City of Waco. We continue to do this by providing housing to over 3000 families and we continue to be the largest housing provider in the City of Waco.</p> <p>The goals and objectives adopted by the Housing Authority of the City of Waco are:</p> <p>Goal One: Increase the affordable housing stock available to low-income persons in Waco and to increase the landlord participation in Waco, Hill County and Somervell Counties.</p> <p>Goal One Update:</p> <ol style="list-style-type: none"> 1. We continue to increase the number of landlords participating in Section 8. 2. We continue to work with organizations involved in revitalizing neighborhoods in Waco. These include Habitat for Humanity and NeighborWorks Waco both for credit repair, homeownership training and down payment assistance. 3. Our Section 8 Homeownership Program in Waco continues to offer clients the opportunity for homeownership. 4. To maintain existing public housing stock the following tasks were done to maintain our units to a high quality standard. They include: The ARRA project which included replacement of doors, windows, bathtubs and the painting of all units that had not been painted in five years, painting of the facades and soffits and the iron railings on the outside staircases. In addition, we operate a cooperative agreement with local law enforcement that allows for a sub-station at each site. We also hire off-duty police personnel as our security to enable the flow of information. Our non profit complexes continue to be maintained well and occupied at over 95%. <p>Goal Two: Increase the applicant waiting lists of Waco, Hill County and Somervell County Housing Authority's housing programs to include citizens from all sectors of our community.</p> <p>Goal Two Update:</p> <p>Marketing was done for our Public Housing program to try and fill vacancies. We advertised in the Thrifty Nickel, and Tiempo papers in Waco. We advertise on two billboards in the city. We posted flyers at government agencies and colleges in both Spanish and English to effectively let people know about our programs. Brochures are also sent to local agencies and schools.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Waco Housing Authority's Definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> - changes to rent or admissions policies or organization of the waiting list - Additions of non-emergency work items (items not included in the current Annual Statement of Five year Action Plan) or change in the use of replacement reserve funds under the Capital Fund - Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual 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. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with

other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund*

Program Annual Statement/Performance and Evaluation Report (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant

amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary					
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	139,087.00	139,087.00	139,087.00	127,496.49
3	1408 Management Improvements	00	00		
4	1410 Administration (may not exceed 10% of line 21)	139,087.00	139,087.00	139,087.00	130,204.14
5	1411 Audit	100.00	00	00	00
6	1415 Liquidated Damages	00	00	00	00
7	1430 Fees and Costs	58,190.00	57,471.73	57,471.73	3,841.33
8	1440 Site Acquisition	00	00	00	00
9	1450 Site Improvement	49,525.00	4,762.50	4,762.50	00
10	1460 Dwelling Structures	822,390.76	1,000,883.18	1,000,883.18	818,912.15
11	1465.1 Dwelling Equipment—Nonexpendable	111,992.24	46,995.00	46,995.00	00
12	1470 Non-dwelling Structures	64,000.00	00	00	00
13	1475 Non-dwelling Equipment	5,500.00	2,585.59	2,585.59	2,585.59
14	1485 Demolition	00	00	00	00
15	1492 Moving to Work Demonstration	00	00	00	00
16	1495.1 Relocation Costs	1,000.00	00	00	00
17	1499 Development Activities	00	00	00	00
18a	1501 Collateralization or Debt Service paid by the PHA	00	00	00	00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	00	00	00	00
19	1502 Contingency (may not exceed 8% of line 20)	00	00	00	00
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,390,872.00	1,390,872.00	1,390,872.00	1,083,039.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Gay Moore

11/29/2010

PHAs must complete the Performance and Evaluation Report
 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 PHA funds shall be reduced first.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	
TX010-01	Erosion, Drainage, & Landscaping	1450.1		.00	.00	.00	.00	Moved w/n 5 Year Plan
KATE ROSS	Fence Repair	1450.2		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Gas Isolation Valves	1450.3		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Ground Improvements	1450.4		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Parking Lot Repairs	1450.5		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Sidewalk Repair	1450.6		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Site Security Lighting	1450.7		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Exterior Repairs & Painting	1460.1		145.00	145.00	145.00	145.00	complete
	Flooring Replacement	1460.2		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Replace tub and fixtures	1460.4		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Replace entry doors w/new hardware w/master key system	1460.5		.00	1,510.49	1,510.49	1,510.49	Moved w/n 5 Year Plan
	Patch and paint walls and ceiling	1460.6		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Plumbing repair/replacement	1460.7		750.00	.00	.00	.00	Moved w/n 5 Year Plan
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		79,777.25	75,308.38	75,308.38	75,308.38	ongoing

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	
	Replace windows & screens	1460.9		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Roof Repair	1460.10		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		.00	.00	.00	.00	Moved w/n 5 Year Plan
Page total				80,672.25	76,963.87	76,963.87	76,963.87	

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	Funds Obligated	Funds Expended	
TX010-02	Erosion, Drainage, & Landscaping	1450.1		.00	.00	.00	.00	Moved w/n 5 year Plan
ESTELLA MAXEY	Fence Repair	1450.2		.00	.00	.00	.00	Moved w/n 5 year Plan
	Gas Isolation Valves	1450.3		.00	.00	.00	.00	Moved w/n 5 year Plan
	Ground Improvements	1450.4		.00	.00	.00	.00	Moved w/n 5 year Plan
	Parking Lot Repairs	1450.5		.00	.00	.00	.00	Moved w/n 5 year Plan
	Sidewalk Repair	1450.6		.00	.00	.00	.00	Moved w/n 5 year Plan
	Site Security Lighting	1450.7		.00	.00	.00	.00	Moved w/n 5 year Plan
	Exterior Repairs & Painting	1460.1		.00	.00	.00	.00	Moved w/n 5 year Plan
	Flooring Replacement	1460.2		.00	.00	.00	.00	Moved w/n 5 year Plan
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		.00	.00	.00	.00	Moved w/n 5 year Plan
	Replace tub and fixtures	1460.4		.00	.00	.00	.00	Moved w/n 5 year Plan
	Replace entry doors w/new hardware w/master key system	1460.5		15,500.00	1,888.42	1,888.42	1,888.42	ongoing

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	
	Patch and paint walls and ceiling	1460.6		.00	.00	.00	.00	Moved w/n 5 year Plan
	Plumbing repair/replacement	1460.7		494.78	.00	.00	.00	Moved w/n 5 year Plan
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		12,191.02	30,679.99	30,679.99	30,679.99	Moved w/n 5 year Plan
	Replace windows & screens	1460.9		.00	.00	.00	.00	Moved w/n 5 year Plan
	Roof Repair	1460.10		.00	.00	.00	.00	Moved w/n 5 year Plan
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		.00	.00	.00	.00	Moved w/n 5 year Plan
Page total				28,185.80	32,658.41	32,568.41	32,568.41	

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	
TX010-03	Erosion, Drainage, & Landscaping	1450.1		.00	.00	.00	.00	Moved w/n 5 Year Plan
SOUTH TERRACE	Fence Repair	1450.2		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Gas Isolation Valves	1450.3		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Ground Improvements	1450.4		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Parking Lot Repairs	1450.5		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Sidewalk Repair	1450.6		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Site Security Lighting	1450.7		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Exterior Repairs & Painting	1460.1		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Flooring Replacement	1460.2		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Replace tub and fixtures	1460.4		610,779.21	610,779.21	610,779.21	610,779.21	complete
	Replace entry doors w/new hardware w/master key system	1460.5		12,500.00	12,500.00	12,500.00	12,500.00	complete
	Patch and paint walls and ceiling	1460.6		6,875.00	6,875.00	6,875.00	6,875.00	complete
	Plumbing repair/replacement	1460.7		687.92	687.92	687.92	687.92	complete
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Replace windows & screens	1460.9		242,345.50	243,850.44	243,850.44	243,850.44	complete

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 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	
	Roof Repair	1460.10		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		.00	.00	.00	.00	Moved w/n 5 Year Plan
	Page Total			873,187.63	874,692.57	874,692.57	874,692.57	

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Waco Housing Authority & Affiliates				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	9/30/2011	11/17/2010	09/30/2012		
TX010-001 KATE ROSS	9/30/2011	11/17/2010	09/30/2012		
TX010-002 ESTELLA MAXEY	9/30/2011	11/17/2010	09/30/2012		
TX010-003 SOUTH TERRACE	9/30/2011	11/17/2010	09/30/2012		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary		
PHA Name: Waco Housing Authority & Affiliates	Grant Type and Number Capital Fund Program Grant No: TX-21-J-310-501/13 Replacement Housing Factor Grant No: DELO of CFFP	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 03/31/2011
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	138,854.00	138,854.00	138,864.00	23,144.00
3	1408 Management Improvements	.00	.00	.00	.00
4	1410 Administration (may not exceed 10% of line 21)	138,854.00	138,854.00	138,864.00	23,144.00
5	1411 Audit	100.00	100.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	58,190.00	58,190.00	56,590.00	.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	279,750.00	279,750.00	10,000.00	.00
10	1460 Dwelling Structures	630,875.00	630,875.00	768,150.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	75,000.00	75,000.00	75,000.00	.00
12	1470 Non-dwelling Structures	64,000.00	64,000.00	.00	.00
13	1475 Non-dwelling Equipment	2,000.00	2,000.00	.00	.00
14	1485 Demolition	.00	.00	.00	.00
15	1492 Moving to Work Demonstration	.00	.00	.00	.00
16	1495.1 Relocation Costs	.00	.00	.00	.00
17	1499 Development Activities	1,000.00	1,000.00	.00	.00
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00
18ba	9000 Collateralization or Debt Service paid Via System of Cross-Purchase	.00	.00	.00	.00
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	.00	.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,388,543.00	1,388,643.00	687,458.00	45,288.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *Grant Moore* Date: _____ Signature of Public Housing Director: _____ Date: _____

10/9/10
Page 1

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report on a Revised Annual Statement.
 3 PHAs with prior 2009 annual management reports (RMs) of CFFP grants for operations.
 4 None - as the first stated year.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/10 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	
PHA WIDE	Operations	1406		138,864.00	138,864.00	138,864.00	23,144.00	ongoing
	Administration	1410		128,864.00	138,864.00	138,864.00	23,144.00	ongoing
	Sundry	1410		10,000.00	.00	.00	.00	Moved w/n 5 Year Plan
	Audit	1411		100.00	100.00	.00	.00	ongoing
	Mod Salaries & Benefits	1430		56,590.00	56,590.00	56,590.00	.00	ongoing
	Mod Training	1430		600.00	600.00	.00	.00	ongoing
	A&E Services	1430		1,000.00	1,000.00	.00	.00	ongoing
	Gas Pipeline, Annual Contract	1450		10,000.00	10,000.00	10,000.00	.00	ongoing
	Pest Control	1460		7,500.00	7,500.00	7,500.00	.00	ongoing
	Ranges, Refrigerators, Boilers, Heat Pumps, HVAC Unit for Community Space	1465.1		75,000.00	75,000.00	75,000.00	.00	ongoing
	Non-Dwelling Office Space	1470		2,000.00	2,000.00	.00	.00	ongoing
	Workstation Upgrades	1475		500.00	500.00	.00	.00	ongoing
	Non-Dwelling Equipment - Expendable	147509		1,500.00	1,500.00	.00	.00	ongoing
	Relocation	1495		1,000.00	1,000.00	.00	.00	ongoing
	Total Page			433,518.00	433,518.00	426,818.00	46,288.00	

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/10 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	
TX010-01	Erosion, Drainage, & Landscaping	1450.1		2,500.00	2,500.00	.00	.00	ongoing
KATE ROSS	Fence Repair	1450.2		1,000.00	1,000.00	.00	.00	ongoing
	Gas Isolation Valves	1450.3		5,000.00	5,000.00	.00	.00	ongoing
	Ground Improvements	1450.4		750.00	750.00	.00	.00	ongoing
	Parking Lot Repairs	1450.5		.00	.00	.00	.00	ongoing
	Sidewalk Repair	1450.6		2,500.00	2,500.00	.00	.00	ongoing
	Site Security Lighting	1450.7		1,500.00	1,500.00	.00	.00	ongoing
	Exterior Repairs & Painting	1460.1		2,500.00	2,500.00	.00	.00	ongoing
	Flooring Replacement	1460.2		4,406.00	4,406.00	.00	.00	ongoing
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		5,000.00	5,000.00	.00	.00	ongoing
	Replace tub and fixtures	1460.4		10,000.00	10,000.00	.00	.00	ongoing
	Replace entry doors w/new hardware w/master key system	1460.5		.00	.00	.00	.00	
	Patch and paint walls and ceiling	1460.6		.00	.00	.00	.00	
	Plumbing repair/replacement	1460.7		750.00	750.00	.00	.00	ongoing
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		8,750.00	8,750.00	.00	.00	ongoing
	Replace windows & screens	1460.9		-	-	.00	.00	ongoing
	Roof Repair	1460.10		8,437.50	8,437.50	.00	.00	ongoing
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		6,000.00	6,000.00	.00	.00	ongoing
	Page Total			59,093.50	59,093.50	.00	.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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/10 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	
TX010-02	Erosion, Drainage, & Landscaping	1450.1		2,500.00	2,500.00	.00	.00	ongoing
ESTELLA MAXEY	Fence Repair	1450.2		1,000.00	1,000.00	.00	.00	ongoing
	Gas Isolation Valves	1450.3		10,000.00	10,000.00	.00	.00	ongoing
	Ground Improvements	1450.4		750.00	750.00	.00	.00	ongoing
	Parking Lot Repairs	1450.5		.00	.00	.00	.00	
	Sidewalk Repair	1450.6		2,500.00	2,500.00	.00	.00	ongoing
	Site Security Lighting	1450.7		3,000.00	3,000.00	.00	.00	ongoing
	Exterior Repairs & Painting	1460.1		7,500.00	7,500.00	.00	.00	ongoing
	Flooring Replacement	1460.2		32,000.00	32,000.00	.00	.00	ongoing
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		4,406.00	4,406.00	.00	.00	ongoing
	Replace tub and fixtures	1460.4		36,000.00	36,000.00	.00	.00	ongoing
	Replace entry doors w/new hardware w/master key system	1460.5		45,000.00	45,000.00	.00	.00	ongoing
	Patch and paint walls and ceiling	1460.6		17,500.00	17,500.00	.00	.00	ongoing
	Plumbing repair/replacement	1460.7		750.00	750.00	.00	.00	ongoing
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		6,750.00	6,750.00	.00	.00	ongoing
	Replace windows & screens	1460.9		92,000.00	92,000.00	.00	.00	ongoing
	Roof Repair	1460.10		10,000.00	10,000.00	.00	.00	ongoing
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		28,000.00	28,000.00	.00	.00	ongoing
	Page Total			299,656.00	299,656.00			

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/10 CFFP (Yes/No): N0 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	
TX010-03	Erosion, Drainage, & Landscaping	1450.1		2,500.00	2,500.00	.00	.00	ongoing
SOUTH TERRACE	Fence Repair	1450.2		1,000.00	1,000.00	.00	.00	ongoing
	Gas Isolation Valves	1450.3		10,000.00	10,000.00	.00	.00	ongoing
	Ground Improvements	1450.4		750.00	750.00	.00	.00	ongoing
	Parking Lot Repairs	1450.5		217,000.00	217,000.00	.00	.00	ongoing
	Sidewalk Repair	1450.6		2,500.00	2,500.00	.00	.00	ongoing
	Site Security Lighting	1450.7		3,000.00	3,000.00	.00	.00	ongoing
	Exterior Repairs & Painting	1460.1		7,500.00	7,500.00	.00	.00	ongoing
	Flooring Replacement	1460.2		31,250.00	31,250.00	.00	.00	ongoing
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		15,000.00	15,000.00	.00	.00	ongoing
	Replace tub and fixtures	1460.4		3,155.00	3,155.00	.00	.00	ongoing
	Replace entry doors w/new hardware w/master key system	1460.5		12,500.00	12,500.00	.00	.00	ongoing
	Patch and paint walls and ceiling	1460.6		6,875.00	6,875.00	.00	.00	ongoing
	Plumbing repair/replacement	1460.7		750.00	750.00	.00	.00	ongoing
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		9,750.00	9,750.00	.00	.00	ongoing
	Replace windows & screens	1460.9		242,345.50	242,345.50	.00	.00	ongoing
	Roof Repair	1460.10		2,500.00	2,500.00	.00	.00	ongoing
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		28,000.00	28,000.00	.00	.00	
	Page Total			596,375.50	596,375.50	.00	.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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Waco Housing Authority & Affiliates					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	9/30/2012		09/30/2013		
TX010-001 KATE ROSS	9/30/2012		09/30/2013		
TX010-002 ESTELLA MAXEY	9/30/2012		09/30/2013		
TX010-003 SOUTH TERRACE	9/30/2012		09/30/2013		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/11 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant/011 FFY of Grant Approval:
PHA Name: Waco Housing Authority & Affiliates		

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: _____

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)		141,983.00		
3	1408 Management Improvements		00		
4	1410 Administration (may not exceed 10% of line 21)		141,983.00		
5	1411 Audit		2,630.00		
6	1415 Liquidated Damages		00		
7	1430 Fees and Costs		110,000.00		
8	1440 Site Acquisition		00		
9	1450 Site Improvement		212,450.00		
10	1460 Dwelling Structures		742,186.00		
11	1465.1 Dwelling Equipment - Nonexpendable		00		
12	1470 Non-dwelling Structures		67,500.00		
13	1475 Non-dwelling Equipment		1,000.00		
14	1485 Demolition		00		
15	1492 Moving to Work Demonstration		00		
16	1495.1 Relocation Costs		100.00		
17	1499 Development Activities		00		
18a	1501 Collateralization or Lost Service paid by the PHA		00		
18ba	5000 Collateralization or Debt Service paid Via Section of Direct Payment		00		
19	1502 Contingency (may not exceed 8% of line 20)		00		
20	Amount of Annual Grant (sum of lines 2 - 19)		1,419,832.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

[Handwritten Signature]
 Waco, TX 76798
 Page: 1/1

1. This is prepared by the Performance and Evaluation Report.
 2. This is prepared for the Performance and Evaluation Report or a Revised Annual Statement.
 3. PHAs with under 200 units in management may use 20% of CFP Grant for operations.
 4. CFP: Talk with the local PHA.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 04/30/2011

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/11 CFFP (Yes/No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
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	
PHA WIDE	Operations	1406		141,983.00				
	Administration	1410		141,983.00				
	Sundry	1410		0.00				
	Audit	1411		2,630.00				
	Mod Salaries & Benefits	1430		90,000.00				
	Mod Training	1430		10,000.00				
	A&E Services	1430		10,000.00				
	Non-Dwelling Office Space	1470		2,000.00				
	Workstation Upgrades	1475		1,000.00				
	Non-Dwelling Equipment - Expendable	147509		3,500.00				
	Relocation	1495		100.00				
Page Total				403,196.00				

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/11 CFFP (Yes/No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
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	
TX010-01	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
KATE ROSS	Fence Repair	1450.2		1,000.00				
	Ground Improvements	1450.4		750.00				
	Sidewalk Repair	1450.6		30,700.00				
	Site Security Lighting	1450.7		1,500.00				
	Exterior Repairs & Painting	1460.1		2,500.00				
	Flooring Replacement	1460.2		5,000.00				
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		5,000.00				
	Patch and paint walls and ceiling	1460.6		8,000.00				
	Plumbing repair/replacement	1460.7		750.00				
	HVAC Systems, duct work & grates	1460.8		68,948.00				
	Roof Repair	1460.10		11,500.00				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		6,000.00				
Page Total				144,148.00				

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/11 CFFP (Yes/No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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	
TX010-02	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
ESTELLA MAXEY	Fence Repair	1450.2		26,000.00				
	Ground Improvements	1450.4		750.00				
	Sidewalk Repair	1450.6		38,500.00				
	Site Security Lighting	1450.7		10,000.00				
	Exterior Repairs & Painting	1460.1		7,500.00				
	Flooring Replacement	1460.2		32,000.00				
	Façade Drainage	1460.3		75,000.00				
	Patch and paint walls and ceiling	1460.6		17,500.00				
	Plumbing repair/replacement	1460.7		750.00				
	HVAC Systems, duct work & grates	1460.8		87,138.00				
	Roof Repair	1460.10		55,000.00				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		6,000.00				
Page Total				358,638.00				

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 II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/11 CFFP (Yes/No): N0 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
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	
TX010-03	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
SOUTH TERRACE	Fence Repair	1450.2		1,000.00				
	Ground Improvements	1450.4		750.00				
	Parking Lot Repairs	1450.5		0.00				
	Sidewalk Repair	1450.6		91,000.00				
	Site Security Lighting	1450.7		3,000.00				
	Exterior Repairs & Painting	1460.1		7,500.00				
	Flooring Replacement	1460.2		31,250.00				
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		215,000.00				
	Patch and paint walls and ceiling	1460.6		23,750.00				
	Plumbing repair/replacement	1460.7		750.00				
	HVAC Systems, duct work & grates	1460.8		59,850.00				
	Roof Repair	1460.10		27,500.00				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		50,000.00				
Page Total				513,850.00				

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Waco Housing Authority & Affiliates					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	9/30/2013		09/30/2014		
TX010-001 KATE ROSS	9/30/2013		09/30/2014		
TX010-002 ESTELLA MAXEY	9/30/2013		09/30/2014		
TX010-003 SOUTH TERRACE	9/30/2013		09/30/2014		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name/Number Housing Authority of the City of Waco/TX21P010		Waco, McLennan Texas			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 8	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY Grant <u>2011</u> PHA FY: <u>2012</u>	Work Statement for Year 3 FFY Grant <u>2011</u> PHA FY: <u>2013</u>	Work Statement for Year 4 FFY Grant <u>2011</u> PHA FY: <u>2014</u>	Work Statement for Year 5 FFY Grant <u>2011</u> PHA FY: <u>2015</u>
1.		Annual Statement				
C.	TX21P-010-001 Kate Ross		184,250.00	184,250.00	237,688.00	238,094.00
D.	TX21P-010-002 Estella Maxey		250,500.00	250,500.00	201,595.00	222,001.00
2.	TX21P-010-003 South Terrace		550,812.00	554,792.00	477,125.00	476,530.00
F.	PHA Wide		100.00	100.00	1,000.00	1,000.00
G.	Management Improvements		127,139.00	126,688.00	151,290.00	154,247.00
H.	PHA-Wide Non-dwelling Structures and Equipment		6,000.00	6,075.00	44,000.00	44,000.00
I.	Administration	1410	139,849.00	140,300.00	139,087.00	141,980.00
J.	Other		.00	.00	.00	.00
K.	Operations		139,849.00	140,300.00	139,087.00	141,980.00
L.	Total CFP Funds		1,398,499.00	1,403,005.00	1,390,872.00	1,419,832.00
M.	Total Non-CFP Funds					
N.	Grand Total		1,398,499.00	1,403,005.00	1,390,872.00	1,419,832.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2012</u>			Work Statement for Year: <u>2011</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
Annual	Erosion, Drainage & Landscaping	1450	4,500.00	Erosion, Drainage & Landscaping	1450	4,500.00
Statement	Fence Repair	1450	4,000.00	Fence Repair	1450	4,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	42,500.00	Sidewalk Repair	1450	42,500.00
	Site Security Lighting	1450	15,500.00	Site Security Lighting	1450	15,500.00
	Exterior Repairs & Painting	1460	5,000.00	Exterior Repairs & Painting	1460	5,000.00
	Flooring Replacement	1460	25,000.00	Floor Replacement	1460	25,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00
	Paint Interior Units	1460	8,000.00	Paint Interior Units	1460	8,000.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Repair Outside of Building	1460	8,750.00	Repair Outside of Building	1460	8,750.00
	Roof Repair	1460	48,500.00	Roof Repair	1460	48,500.00
	Community & Management Facility Building Improvements (HVAC upgrades)	1470	6,000.00	Community & Management Facility Building Improvements (HVAC upgrades &)	1470	6,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2012</u>			Work Statement for Year: <u>2011</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-002 Estella Maxey			TX21P-010-002 Estella Maxey		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	42,500.00	Sidewalk Repair	1450	42,500.00
	Site Security Lighting	1450	13,000.00	Site Security Lighting	1450	13,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	32,000.00	Flooring Replacement	1460	32,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00
	Paint Interior Units	1460	17,500.00	Paint Interior Units	1460	17,500.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	HVAC System, Duct Work & Grates	1460	50,000.00	HVAC System, Duct Work & Grates	1460	50,000.00
	Roof Repair	1460	40,000.00	Roof Repair	1460	40,000.00
	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2012</u>			Work Statement for Year: <u>2011</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-003 South Terrace			TX21P-010-003 South Terrace		
Annual Statement	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	42,500.00	Sidewalk Repair	1450	42,500.00
	Site Security Lighting	1450	13,000.00	Site Security Lighting	1450	13,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	31,250.00	Flooring Replacement	1460	31,250.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00
	Paint Interior Units	1460	370,062.00	Paint Interior Units	1460	374,042.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Roof Repair	1460	38,500.00	Roof Repair	1460	38,500.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Relocation Expenses		100.00	Relocation Expenses		100.00
	Total CFP Estimated Cost		932,537.00	Total CFP Estimated Cost		936,592.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2012</u>		Work Statement for Year: <u>2011</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide - Operations	139,849.00	PHA Wide - Operations	140,300.00
Annual	Agency Plan Software Update	0.00	Agency Plan Software Update	0.00
Statement	Management Improvements	0.00	Management Improvements	0.00
	Staff Training	0.00	Staff Training	0.00
	Administration	139,849.00	Administration	140,300.00
	Modernization Training	0.00	Modernization Training	0.00
	Audit	4,764.00	Audit	4,313.00
	A/E-MOD Salaries	122,375.00	A/E-MOD Salaries	122,375.00
	Office Renovations	2,000.00	Office Renovations	2,075.00
	Office Furniture & Equipment	2,500.00	Office Furniture & Equipment	2,500.00
	Vehicle	0.00	Vehicle	0.00
	Workstation Upgrades	500.00	Workstation Upgrades	500.00
	Demolition	1,000.00	Demolition	1,000.00
	Subtotal of Estimated Cost	\$412,837.00	Subtotal of Estimated Cost	\$413,363.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2014</u>			Work Statement for Year: <u>2011</u> FFY <u>2015</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	5,000.00	Fence Repair	1450	5,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	47,500.00	Sidewalk Repair	1450	47,500.00
	Site Security Lighting	1450	1,500.00	Site Security Lighting	1450	1,500.00
	Exterior Repairs & Painting	1460	2,500.00	Exterior Repairs & Painting	1460	2,500.00
	Flooring Replacement	1460	14,000.00	Flooring Replacement	1460	14,406.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00
	HVAC Replacement	1460	30,000.00	HVAC Replacement	1460	30,000.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00
	Replace Cast Iron Pipes	1460	75,000.00	Replace Cast Iron Pipes	1460	75,000.00
	Roof Repair	1460	28,438.00	Roof Repair	1460	28,438.00
	Community & Management Facility Building Improvements (HVAC upgrades)	1470	16,000.00	Community & Management Facility Building Improvements (HVAC upgrades)	1470	16,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2011</u> FFY <u>2014</u>			Work Statement for Year: <u>2011</u> FFY <u>2015</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-002 Estella Maxey			TX21P-010-002 Estella Maxey		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	14,500.00	Sidewalk Repair	1450	12,500.00
	Site Security Lighting	1450	3,000.00	Site Security Lighting	1450	13,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	12,000.00	Flooring Replacement	1460	32,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	4,405.00
	HVAC Replacement	1460	36,000.00	HVAC Replacement	1460	36,000.00
	Repair Outside of Building	1460	45,000.00	Repair Outside of Building	1460	45,000.00
	Paint Interior Units	1460	17,500.00	Paint Interior Units	1460	16,596.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Roof Repair	1460	28,095.00	Roof Repair	1460	22,000.00
	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2009</u> FFY <u>2014</u>			Work Statement for Year: <u>2009</u> FFY <u>2015</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-003 South Terrace			TX21P-010-003 South Terrace		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Sidewalk Repair	1450	29,500.00	Sidewalk Repair	1450	29,500.00
	Site Security Lighting	1450	23,000.00	Site Security Lighting	1450	23,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	31,250.00	Flooring Replacement	1460	31,250.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	75,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	75,000.00
	HVAC Replacement	1460	98,750.00	HVAC Replacement	1460	98,155.00
	Paint Interior Units	1460	6,875.00	Paint Interior Units	1460	6,875.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Repair Outside of Building	1460	54,750.00	Repair Outside of Building	1460	54,750.00
	Replace Cast Iron Pipes	1460	75,000.00	Replace Cast Iron Pipes	1460	75,000.00
	Roof Repair	1460	42,500.00	Roof Repair	1460	42,500.00
	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades)	1470	28,000.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Relocation Expenses		1,000.00	Relocation Expenses		1,000.00
	Total CFP Estimated Cost		915,408.00	Total CFP Estimated Cost		937,625.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2011</u> FFY <u>2014</u>		Work Statement for Year: <u>2011</u> FFY <u>2015</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide - Operations	139,087.00	PHA Wide - Operations	138,864.00
Annual	Administration	139,087.00	Administration	138,864.00
Statement	Modernization Training	0.00	Modernization Training	0.00
	Audit	100.00	Audit	100.00
	A/E-MOD Salaries	151,190.00	A/E-MOD Salaries	160,379.00
	Office Renovations	2,000.00	Office Renovations	2,000.00
	Office Furniture & Equipment	500.00	Office Furniture & Equipment	1,500.00
	Vehicle	40,000.00	Vehicle	40,000.00
	Workstation Upgrades	1,500.00	Workstation Upgrades	500.00
	Demolition	0.00	Demolition	0.00
	Subtotal of Estimated Cost	473,464.00	Subtotal of Estimated Cost	482,207.00

Resident Council Advisory Meeting
April 6th, 2011
2:00 p.m.

Synopsis of the Minutes

I. WELCOME

President/CEO Gary Moore welcomed the group. Vice President/COO Milet Hopping made introductions. Those present were:

Gary Moore – President/CEO, Milet Hopping, Vice President/COO, Ellona Rodgers, Modernization Coordinator, Annie Botsford, VP of Administrative Services, Gloria Dancer, Director of Housing Operations, LaTanya Matthews, Director of Section 8, Ernest Ward, Resident Services Coordinator, Joey Conway, Resident Council Representative from Estella Maxey, Lissie Wright and Ruby Bridgewater, Resident Council Representatives from South Terrace, and Mary Helen Gonzalez and Glinda Christor, Resident Council Representatives from Kate Ross.

Ms. Hopping explained that there were no changes to the ACOP or Admin Plan this year.

II. Update on Modernization Projects

Ms. Rodgers reported to the board on the current projects underway at the sites. These should be finished by the end of the month. Future projects planned are the playground equipment and the addition to the Maintenance Shop at South Terrace. She explained the budgeting process from HUD and Ms. Hopping explained how the projects are chosen by the work orders turned in.

III. Comments

Questions were asked concerning the current project and the residents were instructed to call the Maintenance Department to report any problems with the current projects, as they are under warranty for one year. Ms. Hopping and Mr. Ward both emphasized the importance of the resident councils and through their meetings is an excellent way to inform the tenants of the proper procedure to report these problems.

Meeting was adjourned at 2:40 p.m.