

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of Texarkana, Texas</u> PHA Code: <u>TX014</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): <u>01/01/2011</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>576</u> Number of HCV units: <u>442</u>					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> n/a <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	
					PH HCV	
PHA 1:						
PHA 2:						
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<p><b>Mission.</b> 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:</p> <p>The Housing Authority of Texarkana Texas' (HATT) Mission Statement is:</p> <p>HATT is the leader in the revitalization of Texarkana by: providing affordable housing, excelling at customer service and promoting self-sufficiency.</p> <p>HATT will accomplish this mission by providing the community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide livable communities that are made up of diverse range of incomes so that the children of these communities have role models that are visible, striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.</p>					
<b>5.2</b>	<p><b>Goals and Objectives.</b> 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.</p> <p>N/A</p>					

**PHA Plan Update**

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

Plan Elements that have changed since last plan submission:

A. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

The Public Housing Admissions and Continued Occupancy Policy (ACOP) has been changed in the following ways:

- A local preference for families who are currently employed has been added
- Selection for tax credit HOPE VI funded properties has been revised to allow for income targeting
- Dates and times for submitting application for public housing has been revised

The Housing Choice Voucher Administrative Plan has been changed in the following ways:

- A special preference for the THU to HCV vouchers was added

B. Financial Resources: Forecast for 2011

<u>Financial Resources:</u>		
<u>Planned Sources &amp; Uses</u>		
<u>Sources</u>	<u>Planned \$</u>	<u>Planned Uses</u>
<u>Federal Grants (FY2011 grants) \$</u>	<u>7,806,043.00</u>	
<u>Public Housing Operating Fund</u>	<u>1,591,894.00</u>	<u>Operate Public Housing</u>
<u>Public Housing Capital Fund 8</u>	<u>78,005.00</u>	
<u>HOPE VI Revitalization 3,</u>	<u>189,000.00</u>	<u>Construct Pecan Ridge &amp; 2011 CSS</u>
<u>HOPE VI Demolition 5</u>	<u>00,000.00</u>	<u>Demolish Stevens Courts</u>
<u>Annual Contributions for Section 8 Tenant-Based Assistance</u>	<u>1,647,144.00</u>	
<u>Other Federal Grants</u>		
<u>Prior Year Federal Grants (unobligated funds only)</u>	<u>1,046,803.00</u>	
<u>2009 CFP 5</u>	<u>20,000.00</u>	<u>Implement Capital Fund Improvements</u>
<u>2010 CFP 5</u>	<u>26,803.00</u>	<u>Implement Capital Fund Improvements</u>
<u>Public Housing Dwelling Rental Income 6</u>	<u>46,000.00</u>	<u>Operate Public Housing</u>
<u>Non Federal Sources</u>		
<u>Woodbridge Rental Income 5</u>	<u>0,000.00</u>	<u>Operate Private Apt</u>
<u>Co</u>		<u>mplex</u>
<u>Total Resources 9,</u>	<u>548,846.00</u>	

No other Plan Elements have been changed since the last plan submission.

(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.

Copies of the 5-Year and Annual Plan may be viewed at the HATT Central Office located at 1611 N. Robison Rd., Texarkana, Texas, all AMP Offices, and online at [www.texarkanaha.org](http://www.texarkanaha.org).

6.0

7.0	<p><b>HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><u>HOPE VI:</u>  In 2008, HATT received a HOPE VI Grant. Covington Homes has been demolished and a new mixed finance project, The Oaks, has been constructed on the site with 36 public housing units and 90 tax credit units. Leasing began in September 2009, and currently the occupancy rate is 97%. HATT has begun the next phase of the HOPE VI grant, which is demolition and reconstruction of Stevens Courts Apartments. We anticipate demolition to begin in October/ November 2010 and construction to begin in February 2011.</p> <p>HOPE CSS case managers continue working with tenants to relocate them to the newly constructed units and to improve self-sufficiency for those tenants that currently do not qualify to live in the new units.</p> <p><u>Mixed Finance Development:</u>  As part of the HOPE VI grant, HATT is developing mixed-income properties which include both Low-Income Housing Tax Credit (LIHTC) units and public housing units. HATT is leveraging HOPE VI funds with other funding sources. In 2010, HATT has applied for and was awarded low-income housing tax credits through the Texas Department of Housing and Community Affairs (TDHCA) for 2011 for the redevelopment of Stevens Courts. In addition, HATT has applied for a competitive grant through the Capital Magnet Fund program for the redevelopment of the final public housing property to be redeveloped, Griff King. We anticipate notification of any awards from the Magnet Fund in September 2010.</p> <p><u>Demolition and/or Disposition:</u>  HATT has submitted a Demolition/ Disposition request to HUD to demolish Stevens Courts. We hope to receive approval and begin demolition prior to the end of 2010.</p> <p><u>Homeownership Programs:</u>  HATT anticipates beginning the Homeownership phase of the HOPE VI grant in February 2011. HATT has already distributed the Request for Proposals for single family home builders, and expects to have one to four single family homebuilders chosen by the end of 2010. Pending review of the Homeownership term sheet, HATT expects to begin construction of new homes in the spring of 2011. HATT is conservatively planning to complete all 25 homes no later than December 2012.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>Attachment A</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>Attachment B</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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>

**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.

Projected Housing Needs of Families in Texarkana Texas Jurisdiction (2008-2012 Consolidated Plan):

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size
Income <=30% AMI	1426	5	5	5	1	2
Income >=30% but <=50% of AMI	661	3	2 4 1			1
Income >50% but <80% of AMI	1058	3	2	3	1	1
Elderly	650	4	2	4	1	1
Families w/Disabilities	157	4	2	4	1	1
Caucasian	2786	4	2	4	1	3
African-American	26 0	5	4 5 1			4
Hispanic	43	5	4	5	1	4
Native American	10	5	4	5	1	4
Asian/Pacific Islander	7	5	4	5	1	4

Characteristics of the information provided in the table above are as follows:

- a. The estimated number of rental families having housing needs is provided in the “Overall” needs column.
- b. The remaining characteristics as each applies to the impact of that factor on the housing needs for each family type are rated on a scale of 1 to 5, with 1 indicating “no impact” and 5 indicating “severe impact.”

9.0

HATT procured a Market Study in March 2010 to identify the need for affordable housing units in Texarkana. The market study found that there are currently 822 LIHTC units in Texarkana, with a possible 240 units to be built. The demand for LIHTC units is 4,916 units, indicating a Gross Capture Rate of 5.5%. The indicated capture rate of 5.5% is below TDHCA’s maximum permitted concentration capture rate, which is 10%, showing a strong need for additional affordable housing in the Texarkana area.

In addition, HATT’s current waiting lists also show a need for additional housing.

Housing Authority of Texarkana Texas Waiting List for Section 8:

Section 8	# of Families	% of Total Families
Waiting List Total	307	100%
Extremely low income <30% AMI	283	92%
Very low income >30% but <50% AMI	11	4%
Low income >50% but <80% AMI	9	3%
Singles/Disabled 36		12%
Families with Children	239	78%
Elderly Families/Elderly/Disabled	16	5%
Families with Disabilities	16	5%
Caucasian 54		18%
African American	248	81%
Hispanic 3		1%
Native American	0	0%
Asian/Pacific Islanders	3	1%

Housing Authority of Texarkana Texas Waiting List for Public Housing:

<b>Public Housing</b>	<b># of Families</b>	<b>% of Total Families</b>
Waiting List Total	193	100%
Extremely low income <30% AMI	192	99%
Very low income >30% but <50% AMI	1	1%
Low income >50% but <80% AMI	0	0%
Singles 50		26%
Families with Children	93	48%
Elderly Families	13	7%
Families with Disabilities	37	19%
Caucasian 48		25%
African American	143	74%
Hispanic 2		1%
Native American	1	1%
Asian/Pacific Islanders	0	0%
<b><u>Characteristics by Bedroom Size</u></b>		
1BR 95		49%
2BR 57		30%
3BR 38		20%
4BR 2		1%

9.0

Currently, the HATT Section 8 Waiting List has been closed since February 2009. We anticipate reopening the Section 8 Waiting List in 2011. The Public Housing Waiting List only accepts applications one day a week, and current applicants will remain on the waiting list for an average of six months before being housed. In 2011, we expect to expand the application process to multiple days a week. We expect that both of these actions will lead to larger waiting lists for our programs.

Current HATT Properties and Unit Counts:

Property Type	e	Program	Units
Robison Terrace	EL	PH	130
Williams Homes	EL	PH	52
Bright St.	FA	PH	20
Stevens Courts	FA	PH	124
Hampton Homes	FA	PH	50
Griff King	FA	PH	122
Akins St. (SS)	EL	PH	22
Allen Lane (SS)	EL	PH	8
Wood St. (SS)	EL	PH	8
Pine St. (SS)	EL	PH	4
Woodbridge	FA	MKT	88
Renaissance Plaza	EL	TC	120
The Oaks	FA	TC	96
The Oaks	FA	PH	30

HATT provides units including 1 through 4 bedrooms, accessible units that are affordable.

**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.**

HATT plans on addressing the housing needs of families in the area through a number of programs and processes:

9.1

- A. **Developing New Units:** Through the HOPE VI grant and the Low-Income Housing Tax Credit (LIHTC) Program, HATT has developed mixed income properties that can assist in addressing the number of available units in Texarkana. HATT plans to continue to develop affordable housing through the Low-Income Housing Tax Credit program, as well as pursuing the possibility of developing units through the Section 202 and Section 811 programs. In addition, we are building 25 single family homes that will be targeted to families earning between 50% AMI and 80% AMI that may currently be living in multi-family properties.
- B. **Maximizing Leasing – Public Housing:** HATT's goal for our Asset Management Department is to be 97% leased for all properties, regardless of type. We plan to improve unit turnover by employing effective maintenance and management policies to minimize the number of public housing units off-line, reduce turnover time for vacated public housing units and reduce time to renovate public housing units. These actions will assist in maintaining a high lease up rate.
- C. **Maximizing Voucher Utilization – Section 8:** HATT's goal for the Housing Choice Voucher Program is to be 98% utilized by the end of 2010. We plan on achieving this by issuing vouchers, reopening our waiting list, establishing payment standards that will enable families to rent throughout the jurisdiction, pursuing inter-jurisdictional agreements with nearby counties to increase the number of potential units available for Section 8, marketing to owner/landlords and undertaking other measures as necessary to ensure a good, quality supply of private rental units.

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

10.0

(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.

Currently HATT is serving nearly 500 families in our low rent program, over 200 families through our LIHTC units and over 330 families through our Section 8 Program. In August 2010, HATT embarked on an ambitious plan to increase occupancy on site to 97% and voucher utilization to 98% by the end of 2010. We have already seen increases in both areas, but we continue to monitor our progress weekly. In addition, HATT continues with our redevelopment efforts to expand housing opportunities in Texarkana. During 2008, HATT completed construction on a 120 unit elderly LIHTC complex which serves low income residents and has an average occupancy rate over 95%. In 2009, HATT completed the first public housing redevelopment project, which serves 90 low income residents and 36 extremely low income residents and is currently 98% occupied. We have begun the second redevelopment phase, planning to start construction in February 2011. By 2013, HATT will have developed nearly 100 brand new public housing units along with over 300 tax credit units to further serve the housing needs of the area, as well as at least 25 affordable single family homes.

(b) **Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Housing Authority of the City of Texarkana, Texas (HATT) will use the following definition for "Substantial Deviation" and "Significant Amendment or Modification" to the Agency Plan:

- Any changes with regard to demolition or disposition, designation, or conversion activities;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) over \$500,000; or
- Changes to the Public Housing rent policy.

An exception to this definition will be made for any of the above that are adopted to reflect changes mandated by Congress or HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

**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.

**11.0**

- (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.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Housing Authority of Texarkana Texas (TX014)  
 1611 N. Robison Rd., Texarkana TX 75501  
 Capital Fund Program - Sites for Work Performance

Property	AMP	Units	Address	City	County	State	Zip
Stevens Courts	25	124	2220 W. 15th St.	Texarkana	Bowie	Texas	75501
Hampton Homes	25	50	3301 W. 15th St.	Texarkana	Bowie	Texas	75501
Griff King	37	122	1100 Orange St.	Texarkana	Bowie	Texas	75501
Scattered Sites	37	22	115 Akins St.	Texarkana	Bowie	Texas	75501
Scattered Sites	37	8	2001 Allen Lane	Texarkana	Bowie	Texas	75501
Scattered Sites	37	8	2001 Wood St.	Texarkana	Bowie	Texas	75501
Scattered Sites	37	4	2001 Pine St.	Texarkana	Bowie	Texas	75501
Bright St.	112	20	Jenkins & Bright St.	Texarkana	Bowie	Texas	75501
The Oaks	113	36	2100 W. 12th St.	Texarkana	Bowie	Texas	75501
Robison Terrace	689	130	Dan Haskins Way	Texarkana	Bowie	Texas	75501
Williams Homes	689	52	Dan Haskins Way	Texarkana	Bowie	Texas	75501

## **Attachment A**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450108 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 86694.00	\$ 86694.00	\$ 86694.00	\$ 86694.00
3	1408 Management Improvements	\$ 173388.00	\$ 173388.00	\$ 173388.00	\$ 173388.00
4	1410 Administration (may not exceed 10% of line 21)	\$ 86694.00	\$ 86694.00	\$ 86694.00	\$ 86694.00
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 117186.32	\$ 117186.32	\$ 117186.32	\$ 8410.44
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 46911.78	\$ 46911.78	\$ 46911.78	\$ 46911.78
10	1460 Dwelling Structures	\$ 356073.90	\$ 356073.90	\$ 356073.90	\$ 121558.90
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450108 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 866,948.00	\$ 866,948.00	\$ 866,948.00	\$ 599,657.12	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs	\$ 103,000.00	\$ 103,000.00			
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Naomi W. Papp</i>		Date 11/01/2010		Signature of Public Housing Director Date		









<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2008		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014000112	Bright St.							
	Total TX014-12			\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2008		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014000113	The Oaks at RoseHill							
1				\$ -	\$ -			
	Total TX014-13			\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.





<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450109 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 87923.00	\$ 87923.00	\$ 87923.00	\$ -
3	1408 Management Improvements	\$ 175846.00	\$ 175846.00	\$ 175846.00	\$ 58517.25
4	1410 Administration (may not exceed 10% of line 21)	\$ 87923.00	\$ 87923.00	\$ 87923.00	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 50000.00	\$ 50000.00	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 417539.00	\$ 417539.00	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 60000.00	\$ 60000.00	\$ -	\$ -
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here.

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 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450109 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 879231.00	\$ 879231.00	\$ 351692.00	\$ 58517.25	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs	\$ 103,000.00	\$ 103,000.00			
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Nanna W. Meyer</i>		Date <i>11/01/2010</i>		Signature of Public Housing Director Date		

















<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21S01450109 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ -	\$ -	\$ -	
3	1408 Management Improvements	\$ -	\$ -	\$ -	
4	1410 Administration (may not exceed 10% of line 21)	\$ -	\$ -	\$ -	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 78000.00	\$ 78000.00	\$ 78000.00	\$ 5730.17
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 1019,385.00	\$ 1019,385.00	\$ 1019,385.00	\$ 716870.12
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21S01450109 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 1097,385.00	\$ 1097,385.00	\$ 1097,385.00	\$ 722600.29	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Naomi W. Myer</i>		Date 11/01/2010		Signature of Public Housing Director Date		

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21S01450109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014	PHA Wide							
Total PHA Wide				\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21S01450109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014000112	Bright St.							
	Total TX014-12			\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450110 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	\$ -	\$ -	\$ -		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 87800.00	\$ 87800.00	\$ -		
3	1408 Management Improvements	\$ 173390.00	\$ 173390.00	\$ -		
4	1410 Administration (may not exceed 10% of line 21)	\$ 87800.00	\$ 87800.00	\$ -		
5	1411 Audit			\$ -	\$ -	
6	1415 Liquidated Damages			\$ -	\$ -	
7	1430 Fees and Costs	\$ 50000.00	\$ 50000.00	\$ -	\$ -	
8	1440 Site Acquisition			\$ -	\$ -	
9	1450 Site Improvement	\$ 190000.00	\$ 190000.00	\$ -	\$ -	
10	1460 Dwelling Structures	\$ 150000.00	\$ 150000.00	\$ -	\$ -	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 115000.00	\$ 115000.00	\$ -	\$ -	
12	1470 Nondwelling Structures	\$ 10000.00	\$ 10000.00	\$ -	\$ -	
13	1475 Nondwelling Equipment	\$ 14015.00	\$ 14015.00	\$ -	\$ -	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

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

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 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P01450110 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 878,005.00	\$ 878,005.00	\$ -	\$ -	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security - Soft Costs	\$ 103,000.00	\$ 103,000.00			
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Naomi W. Rye</i>		Date 11/01/2010		Signature of Public Housing Director Date		











Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Housing Authority of Texarkana Texas		Capital Fund Program Grant No: TX21P01450110 CFFP (Yes/ No): Replacement Housing Factor Grant No:				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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014000113	The Oaks at RoseHill							
	Total TX014-13			\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.





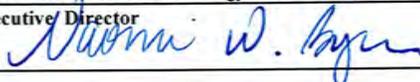
<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b> 2011
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: _____)</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$ 87800	\$ -	\$ -	
3	1408 Management Improvements	\$ 173390	\$ -	\$ -	
4	1410 Administration (may not exceed 10% of line 21)	\$ 87800	\$ -	\$ -	
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 50000	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 479015	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>				
<b>PHA Name:</b> Housing Authority of Texarkana Texas		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b>
<b>Type of Grant</b>				
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: 0 )</b>
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b> <b>Expended</b>
18a	1501 Collateralization of Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 878,005.00	\$ -	\$ -      \$ -
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 compliance			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director</b> 		<b>Date</b> 12/15/10	<b>Signature of Public Housing Director</b>	
			<b>Date</b>	









<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of Texarkana Texas			<b>Grant Type and Number</b> Capital Fund Program Grant No: 0 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant:</b> 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX014000112	Bright St.							
	Total TX014-12			\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.







## **Attachment B**

**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

<b>Part I: Summary</b>						
PHA Name/ Number: Housing Authority of Texarkana Texas		Locality (City/ County & State) Texarkana/ Bowie County, Texas			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name PHA Wide	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	450,000	444,000	443,000	443,000
C.	Management Improvements		204,615	210,615	211,615	211,615
D.	PHA-Wide Non-dwelling Structures and Equipment		86,695	86,695	86,695	86,695
E.	Administration		50,000	50,000	50,000	50,000
F.	Other		86,695	86,695	86,695	86,695
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		878,005	878,005	878,005	878,005

**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

<b>Part I: Summary (Continuation)</b>						
PHA Name/ Number: Housing Authority of Texarkana Texas		Locality (City/ County & State) Texarkana/ Bowie County, Texas			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	TX014000025	Annual Statement		100,000	100,000	
	TX014000689		225,000	280,000	50,000	
	TX014000037		150,000	42,000	115,000	
	TX014000112					
	TX014000113					
	TX014 - PHA Wide					443,000
	TOTAL		375,000	422,000	265,000	443,000



**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**

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	Development Number/ Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/ Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA Wide			PHA Wide		
	Install Energy Efficient Windows		178,000	Repair/ Replace cabinets		175,000
	TX014000025			Sewer line repairs		
	Install new Fence		100,000	Repair/ Install fencing		50,000
				Install Landscaping		
	TX014000689			Replace Windows		50,000
	Upgrade Elevator Service		50,000	Repair/ Replace countertops		50,000
				Replace/ Install energy efficient appliances		50,000
	TX014000037			ADA Improvements		25,000
	Install New Shower Valves		35,000	Energy Audit		
	Install New Fence		30,000	Install Ceiling Fans		43,000
	Update Landscaping		10,000	Repair/ Replace Flooring		
	Replace Floor Tile		40,000	Replace Appliances		
	Replace Existing Shower Chairs			Repair/ Replace Sidewalks		
	Repaint All Apartments			Repair/ Replace Roofing		
	Install/ replace window blinds			Replace Bathroom Sinks/ Faucets		
	Subtotal of Estimated Cost		\$443,000	Subtotal of Estimated Cost		\$443,000



