

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

The following are the specific locations where the public may obtain copies of the 2011 Annual Plan:

- Administrative Office – 207 Bedell Avenue, Del Rio, Texas 78841

6.0 PHA Plan Elements

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

A. Public Housing

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

(1) Eligibility *NO CHANGE*

The Housing Authority of the City of Del Rio verifies eligibility for admission to public housing when vacancy is available.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- INS

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

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

(2) Selection and Assignment *NO CHANGE*

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

6.0

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

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

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

- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>2</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>2</u>	- Victims of domestic violence
<u>2</u>	- Substandard housing
<u>2</u>	- Homelessness
<u>2</u>	- High rent burden (rent is >50 percent of income)

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

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

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

Applicants are ordinarily given three (3) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

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

The Housing Authority of the City of Del Rio maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 207 Bedell Avenue, Del Rio, Texas 78841.

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The Housing Authority of the City of Del Rio does not plan to operate any site-based waiting lists.

(6) Occupancy ***NO CHANGE***

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

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

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes

(7) Deconcentration and Income Mixing

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

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

The following covered developments have average incomes that fall within the Established Income Range.

Deconcentration Policy for Covered Developments				
Development Name:	Number of Units	Total # Occupied	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
San Jose	157	153	N/A	N/A
Casa Del Rio	133	125	N/A	N/A
Villa Hermosa	101	101	N/A	N/A

B. Section 8

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

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

The PHA conducts screening to the extent of:

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

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

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Last known address of resident, current and former landlords name and address.

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

The Housing Authority of the City of Del Rio's waiting list for the section 8 tenant-based assistance is merged with the following program waiting list:

- Federal public housing
- Federal moderate rehabilitation

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

- PHA main administrative office

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

The PHA does give extensions on standard 60-day period to search for a unit in the following circumstances:

- Family must show evidence that they were unable to locate housing in the initial time period.

6.0

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

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

The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>2</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>2</u>	- Victims of domestic violence
<u>2</u>	- Substandard housing
<u>2</u>	- Homelessness
<u>2</u>	- High rent burden (rent is >50 percent of income)

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

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

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

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

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

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

- Published notices

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	875,813.00	
b) Public Housing Capital Fund	659,990.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,312,600.00	
f) Resident Opportunity and Self- Sufficiency Grants FSS (HCV)	28,500.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Moderate Rehabilitation	186,210.00	Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Fund Program	83,055.99	Public housing capital fund improvements
2010 Capital Fund Program	464,127.80	Public housing capital fund improvements
3. Public Housing Dwelling Rental Income		
	559,926.00	Public housing operations
4. Other income (list below)		
Interest income	29,200.00	Public housing operations
Non-dwelling income	6,800.00	Public housing operations
Other income	1,500.00	Public housing operations
5. Non-federal sources (list below)		
Total resources		
	5,207,722.79	

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

A. Public Housing

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

a. Use of discretionary policies

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

b. Minimum Rent

The PHA's minimum rent is \$50.00.

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

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:

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

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

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

6.0

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

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

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

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

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

- Any time the family experiences an income increase

g. Individual Savings accounts (ISAs)

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

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

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

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

B. Section 8 Tenant-based Assistance(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- 100% of FMR

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

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

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

The PHA's minimum rent is \$50.00.

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

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;

6.0

- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

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

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

6.0 903.7(4) Operation and Management *CHANGES*

(1) PHA Management Structure *NO CHANGE*

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

The President/C.E.O. directs the day-to day operation of the Housing Authority with the assistance of the lead staff and their line staff.

Supervisors make recommendations regarding personnel decisions to the President/C.E.O. Requests for leave are first approved by the immediate supervisor and then submitted to the Office Manager for final approval.

We have been advised by HUD to convert to Asset Management. Therefore, we have three (3) Public Housing Site Managers who are responsible for the maintenance and day-to-day operation of their respective housing development. These functions are monitored by the Administrative staff.

Human Relations matters are addressed by the Office Manager for the Housing Authority.

Occupancy for Public Housing and Section 8 is addressed by the individual Housing Managers for each respective program.

Vacancy Reduction/Resident Services is the responsibility of the Site Managers.

Receptionist is supervised by the Office Manager.

The maintenance of the housing developments is overseen by the individual Public Housing Managers for each site.

The Del Rio Housing Authority organizational chart is provided as attachment tx016i01.

6.0

b. HUD Programs Under PHA Management *CHANGE*

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	391	53
Section 8 Vouchers	661	71
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	60	2
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs(list individually)		
Section 202	51	2
USDA	42	unknown have not housed
Section 8 FSS	55	5

c. Management and Maintenance Policies *CHANGE*

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

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Housekeeping Policy
- Code of Ethics Policy
- Conduct Standards Policy
- Community Service Policy
- Pet Ownership Policy
- Resident Initiatives Policy
- File Access Policy
- Records Retention Policy
- Fraud Policy
- Security Policy
- Procurement Policy

Section 8 Management:

- Administrative Plan

6.0 903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

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

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate an informal review and informal hearing process should first address any concerns with the Section 8 Housing Manager. If the applicants or assisted families would like to pursue the process, they may contact the PHA main administrative office for resolution.

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

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

6.0 903.7(7) Community Service and Self-Sufficiency *CHANGES*

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

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Housing Authority of the City of Del Rio are as follows: *CHANGE*

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference/eligibility for public housing homeownership option participation

b. Economic and Social self-sufficiency programs *CHANGE*

The PHA coordinates, promotes or provides the following programs for the enhancement of the economic and social self- sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Vita	600	Criteria	John Rowland Community Center	Both

6.0

(2) Family Self Sufficiency programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 07/01/08)
Public Housing	0	0
Section 8	55	55

The PHA is maintaining the minimum program size required by HUD.

C. Welfare Benefit Reductions ***NO CHANGE***

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

D. Community Service Requirement ***CHANGE***

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

Description of the Community Service Policy

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

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

Community Service Implementation Report

- Number of tenants required to perform community service: 153
- Number of tenants performing community service: 44
- Number of tenants granted exemptions: 28
- Number of tenants in non-compliance: 109
- Number of tenants terminated/evicted due to non-compliance: 0

903.7(8) Safety and Crime Prevention ***NO CHANGE***

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

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

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

6.0

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program

2. Developments that are most affected:

- All developments

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination and vandalism
- Police have established a physical presence on housing authority property (DRHA recently hired two retired part-time captains from the Police Department to conduct foot patrols in DRHA developments)
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- All developments

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

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

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

A pet deposit of \$300.00, of which \$50.00 will be a non-refundable fee, is required. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet deposit/fee is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages directly attributable to the presence of the pet.

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Limit of one pet per household. Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

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

903.7(10) Civil Rights Certification ***NO CHANGE***

The PHA will carry out the public housing programs of the Agency in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

In addition, the PHA assures that the Annual Plan is consistent with the Consolidated Plan for its jurisdiction.

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

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements (ACOP, Section 8 Administrative Plan, and Fair Housing Policy).

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

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

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

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

6.0 903.7(12) Asset Management *NO CHANGE*

The Housing Authority of the City of Del Rio was advised by HUD to convert to Asset Management. Therefore, we have three (3) Public Housing Managers (PHM) at each of the housing developments. Each PHM is responsible for the day to day functions at each site. The Administrative offices receive all applications and screen applications to ensure that the families qualify and are eligible for the public housing programs. Once a family qualifies, the PHM is responsible for housing the families based on bedroom size and date of the available unit. The PHM oversees the maintenance of all units to include make ready and daily work orders and annual inspections. The budget needs and estimates are provided by the PHM's to the Accounting Department to develop final budgets to present to the BOC and HUD. Inventory control is also monitored by the PHM and staff from the Administrative offices. Modernization and capital funds needs are expressed by the resident council, residents and the PHM and submitted for review and approval to the Administrative staff. For security reasons and to avoid any appearance of impropriety, the collections of rents are done at the Administrative office.

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

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

The DRHA goal to provide an improved living environment is being met by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the DRHA goal to promote self-sufficiency and asset development of assisted households DRHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The Baptist Child and Family Services (BCFS) provide counseling serviced to victims of family violence. The DRHA provides referral information to the BCFS and to the victim in order to send them to the proper agency; BCFS sets up presentations to be presented to the residents on-site; and provide literature on VAWA.

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

<p>6.0</p>	<p>Del Rio Housing Authority efforts may include to:</p> <ul style="list-style-type: none"> ▪ Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking; ▪ Create and maintain collaborative partnerships between DRHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by DRHA; ▪ Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by DRHA; maintain compliance with all applicable requirements imposed by VAWA. ▪ Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by DRHA. <p>DRHA has trained its staff on the required confidentiality issues imposed by VAWA.</p> <p>Finally, DRHA is providing a preference for victims of domestic violence and permitting the transfer of an affected family to a different development.</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. NO CHANGE</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development</p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.</p> <p>The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p>b. Demolition and/or Disposition</p> <p>The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p>

7.0 c. Conversion of Public Housing

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

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

d. Homeownership

1. Public Housing

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

2. Section 8 Tenant Based Assistance

The PHA does administer a homeownership program for section 8.

Program Description:

The PHA plans to assist families participating in the Section 8 Program to become homeowners. The goal is to begin with 5 families.

The PHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.

The PHA has not established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

e. Project-based Vouchers

The Housing Authority of the City of Del Rio intends to operate a Section 8 Project Based Voucher Program. The HCV program will allow project-based vouchers to non-profit organization that comply with HUD rules and regulations. The projected number of units is 45 with general location being the City of Del Rio and five mile radius. The PHA Plan for DRHA indicates the need for housing for the elderly is more conducive for services to be provided onsite.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2011 Capital Fund Program Annual Estimate - attachment tx016a01 ▪ 2010 Capital Fund Program Annual Statement - attachment tx016c01 ▪ 2009 Performance and Evaluation Report - attachment tx016d01 ▪ 2009 ARRA Performance and Evaluation Report – attachment tx016e01 ▪ 2008 Performance and Evaluation Report – attachment tx016f01 ▪ 2007 Performance and Evaluation Report – attachment tx016g01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2011 Capital Fund Program 5 Year Action Plan - attachment tx016b01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.</p> <p><i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></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. <i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. <i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></p> <p>(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: <u>Standard and Troubled PHAs complete annually</u> Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (Note: <u>Standard and Troubled PHAs complete annually</u>; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)</p> <p>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. <i>N/A</i></p>
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11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Provided as attachment tx016h01

- (g) Challenged Elements – NO ELEMENTS CHALLENGED
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments tx016a01, tx016c01, tx016d01, tx016e01, tx016f01, and tx016g01.

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

Provided as attachment tx016b01

Attachment: tx016a01

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00			
3	1408 Management Improvements	120,000.00			
4	1410 Administration	65,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	38,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	32,500.00			
10	1460 Dwelling Structures	368,990.00			
11	1465.1 Dwelling Equipment-Nonexpendable	18,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	17,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			

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

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

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

Part I: Summary						
PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00				
	Payment	-				
19	1502 Contingency (may not exceed 8% of Line 20)	0.00				
20	Amount of Annual Grant (sums of lines 2-19)	\$659,990.00				
21	Amount of Line 20 Related to LBP Activities	0.00				
22	Amount of Line 20 Related to Section 504 Compliance	0.00				
23	Amount of Line 20 Related to Security - Soft Ccsts	40,000.00				
24	Amount of Line 20 Related to Security - Hard Costs	0.00				
25	Amount of Line 20 Related to Energy Conservation Measures	0.00				
Signature of Executive Director		Date		Signature of Public Housing Director		
		04/07/2011				

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

Attachment: tx016b01

Capital Fund Program Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
DEL RIO HOUSING AUTHORITY TX016		DEL RIO, VAL VERDE, TEXAS				
A.	Development Number and Name HA-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	Annual	-	-	-	-
	Subtotal	Statement	471,485.00	459,898.00	499,190.00	462,498.00
C.	Management Improvements		84,484.00	104,300.00	75,300.00	99,123.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
			0.00	0.00	0.00	0.00
E.	Administration		65,000.00	66,000.00	58,500.00	59,348.00
F.	Other		39,021.00	29,792.00	27,000.00	39,021.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		-	-	-	-
			0.00	0.00	0.00	0.00
K.	Total CFP Funds		\$659,990.00	\$659,990.00	\$659,990.00	\$659,990.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$659,990.00	\$659,990.00	\$659,990.00	\$659,990.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary (Continuation)							
PHA Name/Number			Locality (City/County& State)			<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
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 _____	
		Annual Statement					
	TX016000001 San Jose		193,060.00	245,218.00	299,409.00	188,491.00	
	TX016000002 Casas Del Rio		138,091.00	45,719.00	56,203.00	140,565.00	
	TX016000003 Villa Hermosa		140,334.00	168,961.00	143,578.00	133,442.00	
	PHA Wide		188,505.00	200,092.00	160,800.00	197,492.00	
	Grand Total		\$659,990.00	\$659,990.00	\$659,990.00	\$659,990.00	

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2012</u>			Work Statement for Year <u>2013</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	TX016000001 San Jose			TX016000001 San Jose		
Annual	Replace Smoke Detectors	314	16,162.00	Replace Sidewalk	258 sq ft	5,827.00
Statement	Replace Weather Stripping	157	10,724.00	Provide Top Soil	42000 sq ft	7,560.00
	Replace Outlet GFIC	279	10,115.00	Exterior Painting	126	47,342.00
	Roaches and Vermin Treatment	157	8,625.00	Emergency Warning Sys.	10	5,106.00
	Electric Upgrade Units	72	72,800.00	Replace Front Door w/ Hardware	26	22,248.00
	Exterior Storage Doors	114	20,230.00	Replace Rear Door w/ Hardware	16	17,226.00
	Replace Stoves	18	10,604.00	Replace Windows	126	30,486.00
	Replace Bathtubs	25	24,668.00	Replace Weather Stripping	157	10,723.00
	Replace Water Heaters	77	19,132.00	Resurface Parking Lots	3	98,700.00
	Subtotal		193,060.00	Subtotal		245,218.00
	TX016000002 Casas Del Rio			TX016000002 Casas Del Rio		
	Install Shower Stalls	55	20,606.00	Replace Water Closet	80	10,250.00
	Replace Roofing	3600 sq ft	85,000.00	Replace Lavatory	80	12,551.00
	Replace Smoke Detectors	314	16,162.00	Replace Lavatory Faucet	133	5,050.00
	Replace Water Heaters	58	16,323.00	Replace Shower Head	133	3,408.00
	Subtotal		138,091.00	Replace Vanity	40	7,533.00
				Replace Medicine Cabinet	80	4,147.00
	TX016000003 Villa Hermosa			Replace Accessories	20	2,780.00
	Painting of Interior Units	50	48,250.00	Subtotal		45,719.00
	Replace Vinyl Flooring	50	55,373.00	TX016000003 Villa Hermosa		
	Replace Light Fixtures	385	12,654.00	Comprehensive Rehabilitation	50	62,991.00
	Replace Cabinets and Countertops	25	24,057.00	Scattered Sites	3	105,970.00
	Subtotal		140,334.00	Subtotal		168,961.00
	CFP Estimated Cost Subtotal		\$471,485.00	CFP Estimated Cost Subtotal		\$459,898.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2012</u>		Work Statement for Year <u>2013</u>	
	FFY <u>2012</u>		FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See Annual Statement	PHA Wide Fees and Costs		PHA Wide Fees and Costs	
	A/E Services	26,069.00	A/E Services	23,388.00
	Inspection Costs	6,952.00	Inspection Costs	0.00
	Printing Costs	1,000.00	Printing Costs	1,404.00
	Consultant Fees Annual Statement	5,000.00	Consultant Fees Annual Statement	5,000.00
	Subtotal	39,021.00	Subtotal	29,792.00
	Management Improvements		Management Improvements	
	General Technical Assistance	5,000.00	General Technical Assistance	5,000.00
	Update Policies and Procedures	1,500.00	Resident Services	21,000.00
	Develop Employee Handbook	0.00	Update Automated Systems:	
	Update Resident Handbook	1,343.00	PHAS Tracking	5,000.00
	Staff Training	6,000.00	Resident Training:	
	HUD Accounting Requirements	4,200.00	Housekeeping	1,600.00
	Computer System Requirements	4,000.00	Resident Council Leadership	1,200.00
	Commissioner Training	10,000.00	Apprentice Job Training	2,500.00
	Resident Training:		Management Improvement Staffing	
	Homeownership Training	800.00	Security Guard	34,000.00
	Self-Sufficiency Training	3,000.00	Youth Educational Services	24,000.00
	Management Improvement Staffing		Commissioners Training	10,000.00
	Security Guard	26,000.00	Subtotal	104,300.00
	Youth Educational Services	22,641.00		
	Subtotal	84,484.00		
	Administration		Administration:	
	Management Fee (10% limit)	65,000.00	Management Fee (10% limit)	66,000.00
	Subtotal for this Column	188,505.00	Subtotal for this Column	200,092.00
	Total CFP Estimated Cost 2012	\$659,990.00	Total CFP Estimated Cost 2013	\$659,990.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

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

Work Statement for Year 1 FFY 2010_	Work Statement for Year <u>2014</u>		Work Statement for Year <u>2015</u>	
	FFY <u>2014</u>		FFY <u>2015</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See Annual Statement	PHA Wide Fees and Costs		PHA Wide Fees and Costs	
	A/E Services	21,000.00	A/E Services	26,069.00
	Inspection Costs	0.00	Inspection Costs	6,952.00
	Printing Costs	1,000.00	Printing Costs	1,000.00
	Consultant Fees Annual Statement	5,000.00	Consultant Fees Annual Statement	5,000.00
	Subtotal	27,000.00	Subtotal	39,021.00
	Management Improvements		Management Improvements	
	General Technical Assistance	5,000.00	General Technical Assistance	5,000.00
	Conduct Salary Comparability	4,500.00	Update policies and Procedures	1,500.00
	Board of Commissioners Training	10,000.00	Staff Training	4,363.00
	Maintenance Tech. Training	2,000.00	HUD Accounting Requirements	1,500.00
	HUD Accounting Requirements	3,000.00	Computer System Requirements	4,000.00
	Conduct Utility Study	5,000.00	Commissioner Training	10,000.00
	Resident Coordinator	19,800.00	Youth Activity Services	23,560.00
	Security Guard	26,000.00	Resident Coordinator	19,200.00
	Subtotal	75,300.00	Homeownership Training	1,500.00
	Administration		Security Guard	28,500.00
	Management Fee (10% Limit)	58,500.00	Subtotal	99,123.00
	Subtotal	58,500.00	Administration	
			Management Fees (10% limit)	59,348.00
			Subtotal	59,348.00
	Subtotal for this Column	160,800.00	Subtotal for this Column	197,492.00
	Total CFP Estimated Cost 2014	\$659,990.00	Total CFP Estimated Cost 2015	\$659,990.00

Attachment: tx016c01

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 2C) 3	0.00		0.00	0.00
3	1408 Management Improvements	117,500.00		71,745.50	13,245.50
4	1410 Administration	65,000.00		65,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	36,500.00		3,900.00	168.55
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	100,192.00		0.00	0.00
10	1460 Dwelling Structures	318,298.00		52,000.00	34,196.64
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	22,500.00		3,216.69	3,216.69
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
		-		-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$659,990.00		\$195,862.19	\$50,827.38
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	40,000.00		0.00	0.00
24	Amount of Line 20 Related to Security - Hard Ccsts	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director <i>Alfredo R. Delgado</i>		Date <i>4/07/2011</i>		Signature of Public Housing Director Date	

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

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

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-10 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures							
AMP 003	Resurface Parking Lots	1450	1400 sft	33,000.00		0.00	0.00	
VILLA HERMOSA	Total 1450			33,000.00		0.00	0.00	
AMP 003	Roach and Vermin Treatment	1460	101	8,600.00		0.00	0.00	
VILLA HERMOSA	Upgrade ADA Units	1460	5	16,500.00		0.00	0.00	
	Replace Bathroom Commodes	1460	50	9,500.00		0.00	0.00	
	Replace Kitchen Cabinets	1460	14	28,098.00		0.00	0.00	
	Total 1460			62,698.00		0.00	0.00	
AMP 003	Replace Computer Package	1475	2	3,500.00		0.00	0.00	
VILLA HERMOSA	Replace Printer	1475	1	2,500.00		0.00	0.00	
	Total 1475			6,000.00		0.00	0.00	
	TOTAL VILLA HERMOSA - AMP 003			101,698.00		0.00	0.00	
	Page Subtotal			\$101,698.00		\$0.00	\$0.00	
	TOTAL CAPITAL FUNDS GRANT - 2010			\$659,990.00		\$195,862.19	\$50,827.38	8% Complete

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx016d01

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59P016501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Internal revision only
 Performance and Evaluation Report for Period Ending: 12/31/10
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	111,300.00	111,300.00	103,966.01	55,609.43
4	1410 Administration	63,091.00	63,091.00	63,091.00	17,336.09
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	31,800.00	31,800.00	31,800.00	19,143.94
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	299,385.00	299,385.00	293,385.00	201,074.16
10	1460 Dwelling Structures	129,300.00	129,300.00	75,000.00	39,242.50
11	1465.1 Dwelling Equipment-Nonexpendable	15,422.00	15,422.00	0.00	0.00
12	1470 Nondwelling Structures	15,000.00	15,000.00	15,000.00	3,972.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59P016501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:) *Internal revision only*
 Performance and Evaluation Report for Period Ending: 12/31/10
 Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
		-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$665,298.00	\$665,298.00	\$582,242.01	\$336,378.12
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	22,000.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	56,420.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	18,000.00	0.00	0.00	0.00

Signature of Executive Director  Date: 04/07/2011	Signature of Public Housing Director Date:
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
Dwelling Structures									
AMP 003	Landscaping (Plants, Trees & Sod)	1450	65	6,000.00	6,000.00	0.00	0.00		
VILLA HERMOSA	Total 1450			6,000.00	6,000.00	0.00	0.00		
AMP 003	Roach and Vermin Treatment	1460	101	6,400.00	6,400.00	0.00	0.00		
VILLA HERMOSA	Comprehersive Rehabilitation (3)	1460	3	75,000.00	75,000.00	75,000.00	39,242.50	contract	
	Total 1460			81,400.00	81,400.00	75,000.00	39,242.50		
AMP 003	Replace Refrigerators	1465	4	1,540.00	1,540.00	0.00	0.00		
VILLA HERMOSA	Replace Electric Stoves	1465	2	760.00	760.00	0.00	0.00		
	Replace Gas Stoves	1465	3	1,020.00	1,020.00	0.00	0.00		
	Total 1465			3,320.00	3,320.00	0.00	0.00		
AMP 003	Upgrade Community Building	1470	1	15,000.00	15,000.00	15,000.00	3,972.00	contract	
VILLA HERMOSA	Total 1470			15,000.00	15,000.00	15,000.00	3,972.00		
TOTAL VILLA HERMOSA - AMP 003				105,720.00	105,720.00	90,000.00	43,214.50		
Page Subtotal				\$105,720.00	\$105,720.00	\$90,000.00	\$43,214.50		
TOTAL CAPITAL FUNDS GRANT - 2009				\$665,298.00	\$665,298.00	\$582,242.01	\$336,378.12	51% Complete	

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx016e01

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59S016501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/10
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	75,000.00	64,490.00	64,490.00	38,562.62
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	62,000.00	62,000.00	62,000.00	57,595.88
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	312,066.00	394,216.00	394,216.00	394,216.00
10	1460 Dwelling Structures	366,000.00	294,360.00	294,360.00	243,654.45
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Re-location Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

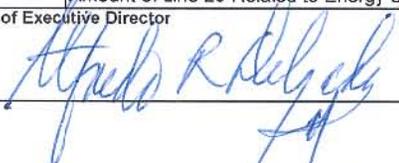
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59S016501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$815,066.00	\$815,066.00	\$815,066.00	\$734,028.95
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director  Date <p style="font-size: 1.5em; margin-left: 100px;">04/07/2011</p>	Signature of Public Housing Director Date
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59S016501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						FFY of Grant: 2009 FFY of Grant Approval: 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		
AMP 001	Replace Water Line (Phase III)	1450	1800 ft.	125,000.00	0.00	0.00	0.00	moved	
SAN JOSE	Total 1450			125,000.00	0.00	0.00	0.00		
AMP 001	Installation of Bathrooms on First Floor	1460	42 units	270,000.00	249,768.00	249,768.00	199,062.45	Contract	
SAN JOSE	Total 1460			270,000.00	249,768.00	249,768.00	199,062.45		
	TOTAL SAN JOSE - AMP 001			\$395,000.00	\$249,768.00	\$249,768.00	\$199,062.45		
AMP 002	Replace Water Line (Phase I)	1450	557ft	84,964.00	292,114.00	292,114.00	292,114.00	complete	
CASAS DEL RIO	Total 1450								
AMP 002	Install Security Fence (Phase III)	1450	1,333ft	102,102.00	102,102.00	102,102.00	102,102.00	complete	
CASAS DEL RIO	Total 1450			187,066.00	394,216.00	394,216.00	394,216.00		
	TOTAL CASAS DEL RIO - AMP 002			\$187,066.00	\$394,216.00	\$394,216.00	\$394,216.00		
AMP 003	Replacement of Windows	1460	460	66,392.00	0.00	0.00	0.00		
VILLA HERMOSA	Replacement of Entry Door w / hardware - Front	1460	50	14,804.00	27,540.00	27,540.00	27,540.00	complete	
	Replacement of Entry Door w / hardware - Rear	1460	50	14,804.00	17,052.00	17,052.00	17,052.00	complete	
	Total 1460			96,000.00	44,592.00	44,592.00	44,592.00		
	TOTAL VILLA HERMOSA - AMP 003			\$96,000.00	\$44,592.00	\$44,592.00	\$44,592.00		
	Page Total			\$678,066.00	\$688,576.00	\$688,576.00	\$637,870.45		

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx016f01

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59P016501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no:) *(Internal revision only)*
 Performance and Evaluation Report for Period Ending: 12/31/10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	104,300.00	104,300.00	104,300.00	98,545.48
4	1410 Administration	63,091.00	63,091.00	63,091.00	63,091.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	31,800.00	31,800.00	31,800.00	26,816.20
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	175,048.00	175,048.00	175,048.00	175,048.00
10	1460 Dwelling Structures	226,424.00	226,424.00	226,424.00	161,498.81
11	1465.1 Dwelling Equipment-Nonexpendable	23,250.00	23,250.00	23,250.00	3,268.94
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	20,000.00	20,000.00	20,000.00	14,323.90
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59P016501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/10
 Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$643,913.00	\$643,913.00	\$643,913.00	\$542,592.33
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	22,000.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	56,420.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	18,000.00	0.00	0.00	0.00

Signature of Executive Director Date 4/07/2011	Signature of Public Housing Director Date
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-08 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 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 1	Funds Obligated 2	Funds Expended 2		
AMP 003	Replacement of Kitchen/Bathroom Cabinets	1460	25	41,500.00	41,500.00	41,500.00	34,545.33	force account	
VILLA HERMOSA	Roach and Vermin Treatment	1460	101	6,400.00	6,400.00	6,400.00	450.00	contract	
	Total 1460			47,900.00	47,900.00	47,900.00	34,995.33		
AMP 003	Replace Refrigerators	1465	4	1,540.00	1,540.00	1,540.00	935.98	as needed	
VILLA HERMOSA	Replace Electric Stoves	1465	2	760.00	760.00	760.00	0.00	as needed	
	Replace Window A/C's	1465	6	2,250.00	2,250.00	2,250.00	0.00	as needed	
	Replace Gas Stoves	1465	3	1,020.00	1,020.00	1,020.00	0.00	as needed	
	Total 1465			5,570.00	5,570.00	5,570.00	935.98		
	TOTAL VILLA HERMOSA - AMP 003			\$53,470.00	\$53,470.00	\$53,470.00	\$35,931.31		
AMP 002	Comprehensive Rehabilitation (2 units)	1460	2	53,029.00	41,370.62	41,370.62	5,666.73	contract	
Scattered Sites	Total 1460			53,029.00	41,370.62	41,370.62	5,666.73		
	TOTAL SCATTERED SITES - AMP 002			\$53,029.00	\$41,370.62	\$41,370.62	\$5,666.73		
AMP 003	Comprehensive Rehabilitation (3 units)	1460	3	77,595.00	81,454.26	81,454.26	81,454.26	complete	
Scattered Sites	Total 1460			77,595.00	81,454.26	81,454.26	81,454.26		
	TOTAL SCATTERED SITES - AMP 003			\$77,595.00	\$81,454.26	\$81,454.26	\$81,454.26		
	Page Total			\$184,094.00	\$176,294.88	\$176,294.88	\$123,052.30		
	TOTAL CAPITAL FUNDS GRANT - 2008			\$643,913.00	\$643,913.00	\$643,913.00	\$542,592.33	84% Completed	

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx016g01

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Del Rio</p>	Grant Type and Number: Capital Fund Program No: TX59P016501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <i>(Internal revision only)</i>
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	88,050.00	88,050.00	88,050.00	88,050.00
4	1410 Administration	52,000.00	52,000.00	52,000.00	52,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	31,511.00	31,511.00	31,511.00	31,511.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	198,128.00	198,128.00	198,128.00	198,128.00
10	1460 Dwelling Structures	207,100.00	207,100.00	207,100.00	199,433.73
11	1465.1 Dwelling Equipment-Nonexpendable	19,088.00	19,088.00	19,088.00	19,088.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

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

Part I: Summary					
PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$595,877.00	\$595,877.00	\$595,877.00	\$588,210.73
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	22,000.00	22,000.00	22,000.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	76,250.00	76,250.00	76,250.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	6,000.00	6,000.00	6,000.00	0.00
Signature of Executive Director 			Date 4/07/2011		
Signature of Public Housing Director			Date		

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-07 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Operations	1406		0.00	0.00	0.00	0.00	
	Total 1406			\$0.00	\$0.00	\$0.00	\$0.00	
	Update Polcies/Procedures	1408		2,000.00	1,879.00	1,879.00	1,879.00	complete
	Commissioners Training	1408		10,000.00	10,411.07	10,411.07	10,411.07	complete
	Staff Training	1408		7,400.00	7,275.69	7,275.69	7,275.69	complete
	Update Software	1408		6,000.00	1,728.80	1,728.80	1,728.80	on-going
	Security Guards	1408		22,000.00	29,040.06	29,040.06	29,040.06	complete
	Resident Initiatives Services	1408		18,500.00	25,441.31	25,441.31	25,441.31	complete
	Youth/Adult Educational Services	1408		22,150.00	12,274.07	12,274.07	12,274.07	complete
	Total 1408			\$88,050.00	\$88,050.00	\$88,050.00	\$88,050.00	
	Prorated Salaries	1410		40,000.00	40,000.00	40,000.00	40,000.00	complete
	Travel	1410		7,000.00	9,530.95	9,530.95	9,530.95	complete
	Supplies	1410		5,000.00	2,469.05	2,469.05	2,469.05	complete
	Total 1410			\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00	
	A/E Services	1430		26,011.00	26,011.00	26,011.00	26,011.00	complete
	Consultant Annual Plan	1430		5,500.00	5,500.00	5,500.00	5,500.00	complete
	Total 1430			\$31,511.00	\$31,511.00	\$31,511.00	\$31,511.00	
	Replace Refrigerators	1465	12	4,620.00	8,619.00	8,619.00	8,619.00	complete
	Replace Electric Stoves	1465	8	2,628.00	2,628.00	2,628.00	2,628.00	complete
	Replace Window A/C's	1465	18	9,000.00	2,474.00	2,474.00	2,474.00	complete
	Replace Gas Stoves	1465	8	2,840.00	5,367.00	5,367.00	5,367.00	complete
	Total 1465			\$19,088.00	19,088.00	\$19,088.00	\$19,088.00	
	Page total			\$190,649.00	\$190,649.00	\$190,649.00	\$190,649.00	

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: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P016501-07 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP:				Federal FFY of Grant: 2007		
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	
TX16-002	Replace water lines	1450	755 lft	115,078.00	115,078.00	115,078.00	115,078.00	complete
CASAS DEL RIO								
	Total 1450			\$115,078.00	\$115,078.00	\$115,078.00	\$115,078.00	
TX16-005	Install Security Fence (Phase II)	1450	1186 lft	83,050.00	83,050.00	83,050.00	83,050.00	complete
VILLA HERMOSA								
	Total 1450			\$83,050.00	\$83,050.00	\$83,050.00	\$83,050.00	
TX16-001	Upgrade ADA units (interior)	1460	5	9,500.00	19,169.35	19,169.35	19,169.35	complete
SAN JOSE								
	Total 1460			\$9,500.00	\$19,169.35	\$19,169.35	\$19,169.35	
TX16-002	Repair Foundations	1460	10	37,000.00	37,000.00	37,000.00	37,000.00	contract
CASAS DEL RIO	Replace Address-o-Lites	1460	80	9,000.00	2,924.54	2,924.54	1,636.82	force-acct
	Upgrade ADA units (interior)	1460	4	7,600.00	7,600.00	7,600.00	1,221.45	force-acct
	Total 1460			\$53,600.00	\$47,524.54	\$47,524.54	\$39,858.27	
TX16-009	Comprehensive Rehabilitation (3 units)	1460	3	72,000.00	68,406.11	68,406.11	68,406.11	complete
Scattered Sites								
	Total 1460			\$72,000.00	\$68,406.11	\$68,406.11	\$68,406.11	
TX16-010	Comprehensive Rehabilitation (3 units)	1460	3	72,000.00	72,000.00	72,000.00	72,000.00	complete
Scattered Sites								
	Total 1460			\$72,000.00	\$72,000.00	\$72,000.00	\$72,000.00	
	Page total			\$405,228.00	\$405,228.00	\$405,228.00	\$397,561.73	
	TOTAL CAPITAL FUNDS GRANT - 2007			\$595,877.00	\$595,877.00	\$595,877.00	\$588,210.73	99% Completed

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx016h01
Housing Authority of the City of Del Rio
Resident Advisory Board Consultation Process and Comments – FYB 2011

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
February 11, 2011

2. Resident Advisory Board Selection

Selection made from resident/participant response - **February 11 2011**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
February 24, 2011

Notify Resident Advisory Board of scheduled meeting - **February 11, 2011**

Hold Resident Advisory Board meeting - **February 24, 2011**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad - **March 14, 15, & 16, 2011**

Notify Resident Advisory Board - **February 11, 2011**

Hold Public Hearing meeting - **March 14, 15, & 16 2011**

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

The DHA conducted Resident Advisory Board meetings at each development on February 24, 2011 as follows:

- 1) San Jose Development at 8:30 AM
No comments received

- 2) Casas Del Rio Development at 9:30 AM
Comment: All of the improvement will make a difference in
our community
PHA Response: No response requires
- 3) Villa Hermosa Development at 10:30 AM
No comments

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HOUSING AUTHORITY OF THE CITY OF DEL RIO

Organizational Chart

June 2008

