

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Fort Worth</u> PHA Code: <u>TX004</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>01/01/2012</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1141</u> Number of HCV units: <u>5429</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												

5.1

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

Mission. The Housing Authority of the City of Fort Worth (FWHA) is committed to providing quality, accessible and affordable housing in a living environment that integrates low, very-low, extremely-low and moderate-income individuals and families into the greater community without discrimination; and to creating economic opportunities for our program participants to become self-sufficient.

In order to achieve this Mission, we will:

- Expand housing opportunities in the Fort Worth area.
- Provide information and referral services.
- Manage our resources efficiently and effectively.
- Network with other groups and organizations that share our goals to improve the quality of life for individuals and families.
- Educate the community about who we are and what we do.

Additionally, FWHA will specifically conduct the following activities for serving the needs of low-income, very-low income, and the extremely-low income families in the PHA’s jurisdiction for the next five years.

- Adopt rent policies to support and encourage work.
- Apply for special purpose vouchers targeted to the homeless, elderly, and families with disabilities.
- Implement marketing strategies to populations shown to have disproportionate needs.
- Increase affordable housing resources in the community utilizing mixed finance strategies.
- Pursue funding sources to expand assisted housing programs.

The Fort Worth Housing Authority’s motto “Changing the Face of Public Housing”, is consistent with our mission.

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



GOAL ONE: DEVELOP ECONOMIC OPPORTUNITIES AND CREATE BUSINESS AND INVESTMENT OPPORTUNITIES.

Objectives:

- 1.0 Create and improve quality, accessible and affordable housing.
- 1.1 Develop mixed use/mixed income communities.
- 1.2 Deconcentrate poverty by encouraging the blending of families at lower income developments into higher or moderate income developments.
- 1.3 Develop opportunities for client capacity building.

GOAL TWO: ENSURE EFFICIENCY AND FISCAL RESPONSIBILITY OF FINANCIAL AND PROGRAMATIC OPERATIONS.

Objectives:

- 2.0 Meet all program requirements.
- 2.1 Manage human resources.
- 2.2 Develop new sources of revenue.
- 2.3 Maintain effective data management.

GOAL THREE: IMPROVE SERVICE DELIVERY AND PROMOTE QUALITY CUSTOMER SERVICE.

Objectives:

- 3.0 Foster a culture of learning and professional development.
- 3.1. Develop and implement a public relations and communications plan.
- 3.2. Develop an action plan for community collaboration.
- 3.3 Develop and implement a strategic plan that includes portfolio diversity, capacity building and image enhancement.

The following is a progress report made by FWHA meeting the goals and objectives described in the previous 5-Year Plan.

- 1. FWHA received (8) Agency Awards from the National NAHRO Chapter for 2011. Two (2) were nominated for Awards of Excellence. One received the Award of Excellence from National NAHRO.
- 2. FWHA Public Relations office continued work to build agency brand through increased public awareness programs; strategically reposition FWHA’s image to coincide with new housing model; serve as FWHA liaison with community groups as directed by FWHA President and CEO; strengthen the industry’s perception of FWHA by managing FWHA’s image and obtaining positive coverage in business and trade media.
- 3. Communication efforts also promoted agency programs and resident successes to the community; positioned FWHA as a credible information source; developed strategies to be used when crisis situations cannot be avoided; continued to aggressively promote agency community events, developed new and enhanced existing communications and marketing materials such as: Agency Annual Reports; Resident Program informational brochures and fact sheets, agency newsletters, electronic / audio visual communication tools.
- 4. Continued to publish quality Comprehensive Annual Financial Report; FWHA has received the Certificate of Achievement of Excellence in Financial Reporting for (8) consecutive years.

5.2

5. The City of Fort Worth received American Recovery and funds to implement a Weatherization Assistance Program. WAP was a joint project of HUD and the Department of Energy. FWHA partnered with the City to provide weatherization services to families receiving subsidized housing at 4 affordable housing sites at a value of 2 million.
6. Received additional allocation of (25) Veterans Administration Supportive Housing Vouchers (VASH).
7. Continue to voluntarily participate in the Money Follows the Person Initiative by setting aside (10) vouchers and allocated (10) public housing units for persons leaving nursing homes. FWHA was the first housing authority in the state to enter into a MOU with the Texas Department of Aging and Disability Services (DADS) for this program which has served as a model for other agencies.
8. In the FWHA Homeownership Program, there have been (103) closings to date with (6) of them occurring in 2011. The Bank of America continues to provide support to the program through the awarding of grants to assist homebuyers.
9. FWHA is a leader in several initiatives to address the problem of homelessness in Tarrant County including the following:
 - Directions Home Voucher Program - Mayor's 10 Year Plan to End Homelessness. Funding for (116) homeless persons.
10. FWHA Assisted Housing Department began implementation of a debit card system for the payment of utility allowances to families in the Assisted Housing Program. This will reduce postage costs and improve services to assisted families.
11. In 2011, The Texas Department of Housing and Community Affairs awarded a Housing Trust Fund Grand up to \$200,000 for a Veteran's Rental Assistance Program. This funding will provide up to 12 months rental assistance for veterans whose income is less than 80% of the area median income.
12. In 2011, FWHA opened the Housing Choice Voucher Program wait list using an on-line application and lottery process. This process will improve the collection and management of data, and will make the application process more fair.
13. FWHA Assisted Housing Department implemented a Housekeeping Class as part of its Eviction Termination Prevention efforts.
14. Improved efficiency of Assisted Housing inspections by using handheld inspection devices.
15. The Assisted Housing Department resumed resident meetings at multi-family properties that have a 20% or higher percentage of assisted units.
16. The MIS Division of the Administrative Services Department assisted in implementing the HCV Online Waitlist Application System. Received more than 19,000 applications successfully. MIS also assisted in the implementation of the UAP Debit Card for both HCV and Shelter Plus Care Programs. These measures are to keep up with technology and also to lower operational costs.
17. The installation and implementation of the new integrated software system continues. The contract with Emphays Computer Solutions was awarded in early 2009 to begin the process of installing the required hardware and software systems. This new system allows for various modules to interface while being used simultaneously so that reports and statistical data re always current. It is also capable of interfacing with HUD systems and programs.
18. The Accounting Division of the Administrative Services Department continued to monitor new grants and account for more tax credit properties from organization of various entities to construction and then operation including filing of various tax returns.
19. Purchasing, another division of the Administrative Services Department, continued to assist in procuring non routine contracts such as demolition and reconstruction and developer consultant.
20. To date, FWHA has acquired (14) quality affordable tax credit properties located throughout the City of Fort Worth. This portfolio includes new construction, renovation, and acquisition renovation. The value of these properties exceeds \$175M with a combined total of 3,111 units.
21. Department of Asset Management presently directs the activity of (5) fee management companies operating a combined portfolio of (14) properties and 3,111 total units.
22. In October 2008, FWHA implemented a Section 32 Home Ownership Program designed to sell (85) existing Scattered Site single family homes to qualified low income clients (\leq 80% AMI). To supplement this program Development and Asset Management established an in-house Real Estate Department complete with a Licensed Real Estate Agent and Broker. As of June 30, 2011, (34) homes have been sold to qualifying applicants with average earned income of \$39,512.00. The average sales price per home is \$95,479.00 with the average loan amount at \$84,107.00.
23. In January 2010, the Texas Department of Housing and Community Affairs awarded a Housing Trust Fund Grant in the amount of \$250,000.00 for FWHA to administer. The funds are designated as a gap funding resource for down payment and closing cost to assist qualifying clients who might not otherwise qualify for homeownership. As of August 2010, all funds in the grant have been expended.
24. As a result of developing an Eviction Prevention Program, the following represents supportive services progress toward the public housing goals.
 - Conducted (6) one-on-one housekeeping classes with residents. To date, these residents have had no ongoing housekeeping issues. Follow-up visits were conducted weekly, monthly and quarterly to ensure these residents remained in compliance.
 - To date, (160) public housing residents have received rental assistance. Of these (160) residents, (100) residents remain in residency to date.
 - Three (3) residents have agreed to participate having a preauthorized plan to pay rent for one year during the income tax period.
25. As FWHA acquired affordable housing properties, the Safety and Crime Management department coordinated police department site visits and crime reduction meetings with managers and police officers. This close working relationship resulted in reduced crime areas where we established presence.
26. The Safety and Crime Management Department coordinated two major meetings with managers and police leadership from the Central and East Divisions to improve police and management information sharing.
27. The S&CM Department has participated in (4) Housing Choice Voucher briefings at housing locations with significant assisted housing resident presence. These briefings help educate residents on their roles as citizens and neighbors within the community. We include police department officers in these scheduled briefings to reinforce the message and show the working relationship we have developed in the community.
28. The S&CM Department obtained permission to include Crime Stoppers graphics in FWHA newsletters to reinforce messages on crime reporting and bullying prevention programs. This was expanded to include information on campus crime stoppers for students. This presents a coherent message of support for public and school safety.
29. FWHA crime reduction programs have resulted in a 21% reduction in Part I Crime in 2010 and 39% reduction in combined Part I and Part II Crime for the same year in our conventional housing communities.
30. Development and Asset Management is presently administering (4) conventional Capital Fund Program Grants totaling approximately \$10M. To date staff has obligated \$7M and expended approximately \$6.5M. Additionally, in 2009 FWHA received a \$2.5M ARRA Stimulus Funds Capital Funds Grant. To date, staff has obligated 100% of this grant and expended approximately \$2 M.

31. A total of (1436) residents participated in supportive services offered by FWHA during 2010. This is an increase of 7.6% from the previous reporting period 2009.
32. FWHA conducted four (4) job fairs with a total of 850 participants and job readiness workshops with a total of 197 participants for a total of 1047 public/assisted housing and others participating in employment services.
33. FWHA continues to offer vocational training programs that include Certified Nurses Aide and Computer training. A total of 106 completed and obtained state certifications and college certifications for participating in these programs.
34. FWHA assisted 120 residents with transportation services between training and/or work.
35. FWHA partnered with the local ISD and District Attorney's office to develop truancy intervention and prevention program. As a result of the partnership, the truancy of public housing residents decreased.
36. FWHA partners with TCC to provide GED classes. A total of 136 residents enrolled in classes.
37. FWHA provides a safety presentation at all quarterly staff meetings in a proactive approach to mitigate expenses due to employee or resident accidents/ personal injury claims.
38. Developed an Integrated Pest Management (IPM) Policy that brings FWHA into compliance with new HUD directives. Through pest exclusion and other non-pesticide tactics, education of residents, and safe pesticide selection and use; Fort Worth Housing Authority (FWHA) will maintain control of building and landscape pests while maintaining a safe environment for residents, guests, and staff. Also, a bed bug awareness campaign is ongoing which includes handouts and training which has proven successful in the identification and treatment of this specific pest.
39. FWHA staff identified a bed bug problem and prepared a plan to relocate 200 residents in order to treat the building while ensuring residents were relocated without taking bed bugs with them to their new homes. Once the facility was vacated by management, treated by the extermination company and residents relocated; the Facilities Management Department's goal was to reduce overall operating expenses at the site. The Facilities Management Department worked directly with ONCOR, the electric utility provider, to negotiate a lower minimum usage charge for electricity at Hunter Plaza. Cost was reduced by more than 50% from \$9,000 to approximately \$4,000 per month. The water usage has also been lowered to a minimum due to the building being vacated.
40. The Facilities Management/Work Order Center provides monitoring, tracking, and auditing of work orders for quality assurance purposes and job performance. Problem areas are identified to site management staff. Working closely with management and maintenance staff, a cyclical style of preventative maintenance was developed. This reduced total work orders generated by 1% and approximately 20% of repeat call backs revealing improvement in productivity and customer satisfaction.
41. The Facilities Management Department reviewed and revised the scope of work and unit cost for vendor contract services resulting in the recognition of oversights relating to vendor services. A tracking and confirmation system was developed to provide auditing of vendor performance, contract compliance, and billing accuracy to reduce over charges and services. This process resulted in a refund from overpayments for trash service, and a higher level of performance from all vendors. FWHA reduced both costs for these services and maintenance man hours.
42. The FWHA Annual Measurement and Verification Report for the Energy Performance Contract (EPC) was approved by HUD. FWHA received an additional HUD operating subsidy of \$152,591.00. FWHA's net savings were \$67,110.73.

6.0

PHA Plan Update

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

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

1. Admissions and Continued Occupancy Policy/Addendums
2. Housing Choice Voucher Administrative Policy
3. Integrated Pest Management Policy
4. Equal Housing Opportunity Policy Addendum
5. Section 3 Policy

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

FWHA Administration Office
 Butler Place/Addition Management Office
 Cavile Place Apartments Management Office
 Fair Oaks Apartments Management Office
 Fair Park Apartments Management Office
 Development and Asset Management Office
 FWHA Website - ftwaha.org

PHA Plan Elements

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.**

PUBLIC HOUSING

ELIGIBILITY

FWHA screens all applicants to determine eligibility and suitability requirements for admission. All documentation and information provided by applicants is verified through various third party sources and FWHA internal records. FWHA's policy is to admit only applicants who meet the criteria listed in this Section.

Establishing and Managing the Waiting List: Procedures:

FWHA established and maintains a site-based waiting list for all conventional public housing communities including affordable housing properties. The application process and resident selection is performed in accordance with the Fort Worth Housing Authority's ACOP and Affordable Housing Program Policy. When a family is housed, they are taken off other site based waiting list.

Local Preferences:

FWHA selects families off the Public Housing waiting list by local preference and bedroom size as dictated by the available or anticipated vacancies. The local preferences are:

Displaced families: This definition applies only for the local preference and varies from the eligibility definition.

Working families: An applicant family or individual whose head of household or spouse is working a minimum of 32 hours per week.

In-Training Families: An individual or family whose head of household or spouse is in a bona-fide job training program.

Residency: Applicants who live or work within the City of Fort Worth will be given priority over an applicant who is not a resident of Fort Worth.

Special Accommodations (handicapped preference): A family or individual who has applied for or is living in a public housing unit but whose special needs cannot be economically met in one of the public housing sites will be referred to the HCVP waiting list.

Resident Selection and Assignment Plan: The Resident Selection and Assignment Plan shall be maintained by the FWHA to provide a list of unit offers, rejections and all required information.

Deconcentration Policy:

It is FWHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, FWHA will skip families on the appropriate waiting list to reach other families with a lower or higher income. FWHA will accomplish this in a uniform and non-discriminating manner.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program Administrative Plan includes detailed information on the eligibility, selection, and admissions policies and procedures for the Housing Choice Voucher Program.

Eligibility

Applicants for the Housing Choice Voucher Program must meet five eligibility criteria for the rental assistance program. They must qualify as a family as defined in the Administrative Plan, have income within the established income limits, meet citizenship/eligible immigrant criteria, provide documentation of Social Security Numbers, and sign consent authorization documents.

Selection and Admissions

Applicants are screened to make sure they 1) do not owe monies to FWHA or any other PHA, 2) have not been terminated from or evicted from FWHA housing programs within the last five years, and 3) meet the Screening and Eviction for Drug Abuse and Other Criminal Activity (SEDACA) policy.

Wait List

FWHA opens the Housing Choice Voucher Program Wait List as there is a need. The opening of the Wait List is announced via public notice, including a local newspaper of general circulation, FWHA’s website, FWHA’s telephone line, and communications and flyers to various social service and community organizations. In 2011, FWHA implemented an on-line only application process and announced the use of a lottery to determine applicants’ rank of the wait list. FWHA offers the following preferences:

- Displaced Family
- Homeless Student
- Special Accommodation
- Nursing Facility Resident
- Family Unification Program
- Homeless Work Training
- Families Displaced by Hurricanes Katrina or Rita

FWHA also has Special Admissions for specific allocation of tenant-based or project based-units awarded by HUD for a specific population such as VASH, Mainstream, and Single Room Occupancy units.

2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant – based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

The Fort Worth Housing Authority utilizes federal grants, public housing dwelling rental income, investments, resident charges, and commercial rents to support public housing and tenant based assistance. Additionally, non-federal sources are used for homeownership and other housing redevelopment.

The following general categories provide a listing of anticipated resources and planned uses that are available to the housing authority:

SOURCES		PLANNED USES
1	Federal Grants (FY 2011 grants)	
a	Public Housing Operating Fund	Subject to Proration; PH Operations
b	Public Housing Capital Fund	PH Modernization and Rehab
c	Public Housing Capital Fund Recovery Grant	PH Modernization and Rehab
d	Public Housing Resident Opportunity & Self Sufficiency Program	Residents Self Sufficiency & Supportive Services
e	Annual Contribution for Section 8 Tenant Based Assistance	HAP & HCV Operations
f	Community Development Block Grant	Childcare
	Other Federal Grants	
a	Annual contribution for Section 8 Project Based Assistance	HAP & Operations
b	Public Housing Family Self-Sufficiency Grant	Resident Services
c	Housing Choice Voucher Family Self-Sufficiency Grant	Coordinator’s Salary & Benefits
d	Shelter Plus Care Grants	Housing for Homeless with disabilities
e	Public Housing Neighborhood Networks	Computer Based Training
f	Directions Home Voucher Program Grants	Housing for Chronically Homeless
g	HUD Neighborhood Stabilization Program	Various redevelopment purposes
h	TDHCA Housing Trust Fund	Homeownership
2	Public Housing Dwelling Rental Income	PH Operations
3	Other Income	
a	Non-Dwelling Rental Income	PH Operations
b	Investment Income	PH Operations
c	Excess Utilities	PH Operations
4	Non-Federal Sources	
a	Oil and Gas Royalties	Agency Operations

6.0

3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

FWHA provides public housing families the opportunity to choose between income based rent and flat rent once a year. A minimum rent policy is independent of what rent option the family chooses. A family will pay at least the minimum rent unless the family is granted a minimum rent hardship exemption.

All rents in the Housing Choice Voucher Program must be reasonable. FWHA maintains an inspection standard to ensure quality of approved housing and requested contract rent meets rent reasonableness test. Rent reasonableness surveys are conducted prior to each new contract and at recertifications. Consideration is given to condition, location, size, and amenities. The three most similar comparables are selected for each property and appropriate adjustments are made for condition, size, location and amenities.

4. Operation and Management

Maintenance plays a major role in the operation of the Fort Worth Housing Authority. Maintenance is a complex operation due to the number of units in FWHA's inventory, the varying age of units, the many types of facilities; logistics of service delivery.

The goals and objectives of the FWHA Maintenance Department are to maintain each and every development in a condition that exceeds UPCS standards and meet all maintenance related PHAS indicators and to properly utilize staff with a reasonable amount of overtime, within budget and on schedule in order to successfully assist in the accomplishment of the mission of the Fort Worth Housing Authority.

The performance standards established for the Maintenance functions are as follows:

- Adhere to a documented preventative maintenance program;
- Respond to work order requests as follows:
 - a. Routine: within (14) working days
 - b. Urgent: within (2) working days
- Respond to, abate or repair, any bonafide maintenance emergency within (24) hours of notification;
- Hire, train, and equip staff to allow for maximum performance;
- Monitor all work order reporting systems to ensure work is completed in a timely fashion with minimum backlog;
- Prepare all vacant units for occupancy within a (14) calendar day average;
- Inspect all units, sites, common areas, and building exteriors in accordance with the Uniform Physical Condition Standards annually;
- Adhere to FWHA Procurement and Inventory Control policies and procedure;
- Maintain an accurate system for the documentation of all work;
- Adhere to FWHA Safety/Risk Management policies and procedures;
- Adopt and adhere to a cyclical painting program and;
- Maintain accurate reports and files
- Maintain records of all Life/Safety Systems Maintenance and Inspection

Extermination:

FWHA recognizes the importance of controlling Pest, Vermin and Cockroach in providing a living environment of adequate health and safety for its residents. To achieve this control the Authority has adopted the Integrated Pest Management Policy. It will determine the most efficient and cost effective means of delivering this treatment, frequency of application, resident notification, and chemical application. Special attention will be applied to cockroach and bed bugs using a combination of dry-steam and chemical treatment to achieve control and elimination. The process at present includes:

Scheduled Exterminations:

To control or eliminate vermin, FWHA utilizes licensed contract pest control services. Unit interiors and exteriors are treated quarterly by the contractor. Residents will be notified of extermination at least three (3) calendar days prior to the work. Notices will specify preparation requirement.

Unscheduled Exterminations:

If vermin problems are identified between scheduled exterminations, residents will be notified that they must prepare for extermination. Instructions regarding preparation requirements will be included in the notice. This work will be accomplished by a contractor. Residents refusing to address vermin problems will be referred to the appropriate manager.

Extermination of Vacant Units:

Vacant units will be exterminated by Maintenance staff using material available without a license. If the unit is heavily infested the contractor will be utilized for complete and professional extermination.

6.0

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

The Housing Choice Voucher Program Administrative Plan and the Admissions and Continued Occupancy Policy include detailed information on the Grievance Procedures including Informal Reviews and Informal Hearings.

Applicants who are denied assistance in the Housing Choice Voucher Program and Public Housing Programs have a right to an Informal Review. Applicants are informed of their rights in writing and are given information on how to request an Informal Review. FWHA selects a person, other than the person who made or approved the decision under review, or a subordinate of that person, to conduct the Informal Review. FWHA provides applicants with a written statement on the final decision from the Informal Review that includes the reason (s) for the decision.

Participants in the Housing Choice Voucher Program have a right to an Informal Hearing for certain adverse decisions. The Informal Hearings are to consider FWHA decisions are in accordance with the law, HUD regulations, and FWHA policies, including determinations of the family's income, appropriate utility allowances, family unit size, or termination of assistance. Participants are notified of their right to an Informal Hearing in writing and are given information on how to request a hearing.

Public Housing residents have a right to an Informal settlement prior to a hearing. The Informal settlement is to consider if certain FWHA decisions are in accordance with the law, HUD regulations, and FWHA policies. Residents are notified of their right to a Grievance Hearing in writing and are given information on how to request a Grievance Hearing.

HUD has established guidelines under which there is not a right to an Informal Review or Informal Hearing, including discretionary administrative decisions by the Housing Authority, Housing Quality Standards, and others.

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

1. Hunter Plaza
2. Elderly Designation
3. N/A
4. 2011 Planned for Submission
5. 225 units

7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

The Fort Worth Housing Authority has a comprehensive community and supportive service program that provides residents of public housing and the HCVP the opportunity to participate in programs that will empower them to become self-sufficient. These programs include a neighborhood network center for computer training, online vocational training and job search activities. The Family Self-Sufficiency program provides residents with one-on-one case management to assist with services that allow the under/un-employment obtain the skills necessary to become self-sufficient. FWHA partners with local workforce agencies to provide resident employment assessments, counseling, job readiness, and job/health fairs. The HCVP receives support and guidance from the Program Coordinating Committee consisting of employees from social service agencies. Additional programs provided to residents include:

Adult Education
Vocational Training
Employment assistance
Transportation assistance
Day care
Food/clothing assistance
Financial Assistance
Life Skills programs

FWHA recognizes the achievement of residents and participants at an annual Resident Achievement Awards Ceremony.

Additionally, FWHA complies with the Section 3 Regulation relative to jobs creation. FWHA actively encourages all contractors to make a good faith effort to employ low income individuals residing in the area where the job is located including public housing clients. To enhance job opportunities, FWHA partners with third party contractors via in-house jobs coordinator to better serve the overall community.

Effective January 1, 2001 the FWHA implemented the Community Service Requirement as described in Section 12 (c) of the U.S. Housing Act of 1937. Under this new section, FWHA requires each adult resident of public housing to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet criteria for an exemption. All of the regulations pertaining to the Community Service Requirements have been incorporated into the Admissions and Continued Occupancy Policy and Dwelling Lease that were adopted by Fort Worth Housing Authority Board of Commissioners in October, 2000.

6.0

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

Description of Need for Measures:

The Fort Worth Housing Authority (FWHA) manages 1,194 housing units in five locations throughout the City of Fort Worth. Our residents are comprised of single parents with children, elderly and disabled. They are vulnerable due to income and, in some cases, physical or mental limitations. Two of the larger conventional housing communities are located in economically depressed areas of the city. In some areas the community residents have limited access to commercial services. One of the housing communities is located near a corridor heavily populated with homeless individuals due to the location of several agencies serving the homeless. Drugs and drug-related criminal activities are a continuing problem for these vulnerable locations. The factors often combine to present a challenge for the FWHA safety and crime prevention program.

Crime Prevention Activities

Screening and Eviction Information:

The Safety & Crime Management Department obtains criminal history information from county and state records for use by admissions staff in making housing decisions. The department also supports managers with follow-up information by obtaining criminal activity reports related to FWHA housing communities.

Vehicle Registration and Towing:

The department assists managers in developing policies on vehicle registration and towing. These policies are designed to: provide parking for authorized residents and their guests; keep the housing communities free of unsafe or derelict vehicles; and discourage the presence of persons who might use the housing communities for illegal activities.

Graffiti Removal:

The department monitors the communities for graffiti and encourages the rapid removal of graffiti to keep the areas pleasant and to discourage additional graffiti. This "rapid removal" approach has almost eliminated the presence of graffiti on FWHA properties.

Resident Training:

Department personnel attend quarterly resident meetings to address resident concerns and provide information on effective crime reduction and prevention activities. These events are often attended by police department personnel in an effort to provide residents with frequent access to police officials.

Community Advocacy:

Department personnel attend City of Fort Worth and Tarrant County meetings that affect the safety and crime prevention interests of public housing residents. FWHA staff brings the interests and concerns of public housing residents to the attention of the greater community in an effort to build partnerships with the City.

Statistical Measure of Success:

The Safety and Crime Prevention Department maintains reports and information on criminal activity and conducts annual reviews of activities to evaluate program elements and identify additional opportunities to increase program effectiveness. The department identifies trends and provides housing community managers and the HA information on effective crime reduction and prevention strategies.

PHA and Police Agency Coordination:

FWHA obtains police reports for incidents occurring within public housing communities. The five neighborhood policing districts and numerous neighborhood patrol officers provide excellent service to the housing communities and cooperate with the HA in reducing criminal activity and improving the quality of life in our neighborhoods. Neighborhood patrol officers routinely attend housing resident meetings and communicate with the housing managers and the crime prevention staff frequently.

FWHA works with Fort Worth Police Department, City of Fort Worth Marshal, Tarrant County Sheriff Office, U.S. Marshals Service and the U.S. Attorney's Office for the North Texas District to identify and remove any individuals who are not authorized to live in public housing. This includes any wanted felons, registered sex offenders and other individuals who do not qualify for housing under the screening and eviction policy.

The Housing Authority supports the Safe City Commission Crime Stoppers program as another means of empowering and enabling residents to take control of their communities. This program has given residents a direct line to police investigators, while protecting their identity.

9. Pets. A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.

It is the policy of the FWHA that residents may have one (1) common household pet in accordance with provisions set forth in the FWHA's Pet Policy. Addendum IV Common household pets are a dog, cat, bird, fish or small domestic rodent such as a hamster. Common pets do not include: Pit Bull, Doberman, German Shepherd or reptiles of any kind.

Assistance animals that are necessary as a reasonable accommodation are not considered pets and are not subject to the Pet Policy.

6.0

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: It can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Fort Worth Housing Authority is in compliance with the Civil Rights Certification per the required submission of Form HUD – 50077.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

The Fort Worth Housing Authority 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 independent auditors' report for 2010 expresses an unqualified opinion on the basic financial statements of the Fort Worth Housing Authority. There were no findings or questioned costs required to be reported under Section 510 (a) of OMB Circular A-133. The Fort Worth Housing Authority qualified as a low risk auditee.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory or the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Fort Worth Housing Authority will operate and manage asset management utilizing project-based management principles, project-based budgeting and project-based accounting methods to improve operational efficiency and effectiveness and provide mechanisms for monitoring performance at the property level and facilitating future investments by public and private sector entities. FWHA will conduct market studies to determine supply and demand for housing needs, prepare operating and capital budgets for each property and compile costs separately.

FWHA will actively pursue energy efficiency methods and oil and gas leasing to leverage opportunities for additional capital in the form of cash and/or physical improvements. With regard to oil and gas leasing, FWHA is presently exploring the regulations applicable to leasing HUD owned land for the purpose of leveraging mineral rights. With regard to energy efficiency, FWHA will use every opportunity to locate and take advantage of available resources and partnerships. To date, FWHA has leveraged in excess of \$5M in energy improvement grants and Energy Performance Funds.

13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

It is the policy of the FWHA to comply with the Violence Against Women Act of 2005 (VAWA), which prohibits the eviction of, and removal of assistance from, of a person living in Public Housing or other federally assisted housing programs if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault or stalking.

The FWHA goals, objectives and policies enable FWHA to serve the needs of children and adult victims of domestic violence, dating violence and stalking, as defined in VAWA regulations. A full description of the VAWA Policy is included in the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan.

Activities, services, or programs are provided by FWHA, directly or in partnership with other service providers, for children and adult victims of domestic violence, dating violence, sexual assault or stalking. Referrals are made to local service agencies for residents and families who are victims of domestic violence.

6.0

Exceptions are made to the Transfer, Relocation, and Portability policies to allow victims to move for safety reasons.

FWHA staff participates in the Tarrant County Council on Family Violence to stay abreast of services for victims of domestic violence.

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

(a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

FWHA plans to pursue and apply for HOPE VI Revitalization and/or Choice Neighborhoods Grants for Cavile Place and/or Butler Place/Addition.

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/center/50c/demo_dispo/index.cfm Note: This statement must be submitted to the extent that approved an/or pending demolition and/or disposition has changed.

The Fort Worth Housing Authority has demolition/disposition plans for the following:

Scattered Sites • TX 4-16 • Disposition approved • 85 single family homes being sold to low income qualifying families.

Hunter Plaza • TX 4-5 • 224 units • Disposition and reconstruction July 2012

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant – based assistance or

FWHA is not required to convert to tenant-based assistance; however, FWHA may pursue voluntary conversion of a public housing owned/managed property to tenant-based assistance.

Fair Park Apartments • TX 4-12 is a 48 unit public housing property • 20 (2 BR's) and 28 (3 BR's) • Constructed in 1962.

7.0

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>Attached</p>
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>Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</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>

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.

The need for affordable housing for low-income persons continues to increase. According to the City of Fort Worth Consolidated Plan, there is a significant gap between affordable housing and low-income households. Analysis of HUD data for the Consolidated Plan indicates that there are particular household types that are likely to have significant housing problems such as excessive cost (relative to the family's income), overcrowding, and substandard physical conditions. These household types include large families, particularly those with low incomes; renters with incomes under 30% of the area median; and low income owners. Minority and disabled populations are particularly likely to have difficulty finding quality affordable housing to rent.

FWHA exhausted the 2008 Housing Choice Voucher Wait List in July 2011. Applications for a new waitlist were accepted July 25-29, 2011 using a lottery and on-line application process. Approximately 19,700 applications were received indicating a high demand for the rental assistance program.

Housing Needs of Families on the Waiting List		
Section 8 Tenant-Based Rental Assistance		
	# of Families	% of total families
Wait List Total	19,706	100%
Extremely low income <=30% AMI	17,009	86%
Very low income >30% but <=50% AMI	2,711	14%
Low income >50% but <80% AMI	14	0%
Families with Children	N/A	N/A
Elderly Families	976	5%
Families with Disabilities	N/A	N/A
White	2,233	11%
Black	14,723	75%
Hispanic	1,832	9%
American Indian	174	1%
Asian Pacific	203	1%
Not Available	541	3%

FWHA administers 5,104 HCVP vouchers which includes converted Hurricane Katrina Vouchers, 100 Mainstream vouchers, 180 VASH Vouchers, 3 DHAP IKE Vouchers, and 5 Disaster Voucher Program (DVP) Vouchers. The need for housing for the homeless has also increased. FWHA administers the Shelter Plus Care program which provides housing slots for over 500 homeless disabled individuals and families, as well as the City of Fort Worth funded Directions Home Voucher Program which provides rental assistance for 116 homeless persons. FWHA also provides housing assistance for two non-profit Single Room Occupancy (SRO) facilities (70 units) for homeless persons with special needs. The Wait Lists for the Shelter Plus Care Program and the SROs have a constant flow of applicants.

On January 27, 2011, the Tarrant County Homeless Coalition conducted a count of homeless persons in Tarrant County. This count indicated there were 2,243 homeless persons in Tarrant County, with over 85% of them residing in Fort Worth. Many of these homeless persons are vulnerable and in need of supportive services. FWHA has been awarded 108 Vouchers through the Directions Home Voucher Program funded by the City of Fort Worth and 8 vouchers funded through TDHCA. Funds have also been provided through Directions Home to provide case management to an additional 100 families in Shelter Plus Care.

The Wait List for Public Housing shows a trend for an increased need for housing. Currently, the Public Housing Wait List is open for specific bedroom sizes at various locations. FWHA permits specific categories of families onto closed wait lists according to the Eligibility, Selection and Admissions Policies. At such time, the wait list is purged or a majority of the public housing applications have been exhausted, FWHA may open a new wait list.

Housing Needs of Families on the Waiting List		
Public Housing		
	# of Families	% of total families
Wait List Total	5397	100%
Extremely low income <=30% AMI	1780	30%
Very low income >30% but <=50% AMI	3601	70%
Low income >50% but <80% AMI	10	0%
Families with Children	4093	72%
Elderly Families	103	2%
Families with Disabilities	602	15%
White	1053	23%
Black	3002	60%
Hispanic	527	11%
American Indian	11	0%
Asian Pacific	39	1%
Characteristics by Bedroom Size (Public Housing Only)		
1 BR	1471	26%
2 BR	2733	48%
3 BR	1037	21%
4 BR	156	5%
5 BR	0	0%

9.0

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>FWHA plans the following actions to address housing needs:</p> <ol style="list-style-type: none"> 1. Apply for all available HCVP vouchers, including special purpose vouchers. 2. Monitor integrity of program to ensure that only eligible persons are served. By removing ineligible persons from program, assistance will be available for more persons in need. 3. Continue to partner with Tarrant County Housing Assistance Office to lease across jurisdictions, thus promoting deconcentration and increasing housing availability and options. 4. Administer the locally funded Directions Home Voucher Program for chronic homeless persons. 5. Seek opportunities to create supportive housing for the homeless by considering Project Based Vouchers. 6. Establish preferences for certain homeless working families categories. 7. Identify funding sources for supportive services and case management in order to serve more persons in the Shelter Plus Care Program. 8. Pursue additional alternative housing funding sources. 9. Leverage affordable housing resources in the community through the creation of mixed-finance housing. 10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The achievement of FWHA’s mission and the accomplishment of goals are ensured by a commitment to create and manage innovative housing options for low-income families, and to provide supportive services that enhance opportunities for housing residents to achieve self-sufficiency.</p> <p>FWHA has developed and implemented a business model that will manage the agency’s inventory of housing properties.</p> <p>FWHA will continue to evaluate the goals, objectives, and procedures that have been established for the next five years to ensure that the Housing Authority operates in an efficient manner.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>A substantial deviation from Housing Authority’s 5-Year Plan is defined as any change to the PHA’s overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to the residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>(a) – (i) Attached</p>

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/01/12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

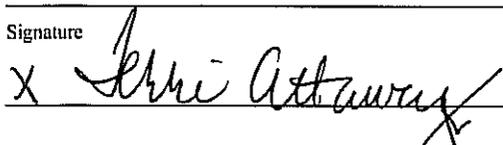
Housing Authority of the City of Fort Worth
PHA Name

TX004
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2012 - 2016

Annual PHA Plan for Fiscal Years 2012 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Terri Attaway	Board Chair
Signature	Date
	09/15/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Fort Worth

Program/Activity Receiving Federal Grant Funding

Public Housing / Housing Choice Voucher

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Barbara Holston

Title

President and Chief Executive Officer

Signature

x *Barbara Holston*

Date

09/15/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the City of Fort Worth 1201 E. 13th St. Fort Worth, TX 76102 Congressional District, if known: 26	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the filer above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Barbara Holston</u> Print Name: <u>Barbara Holston</u> Title: <u>President and Chief Executive Officer</u> Telephone No.: <u>817-333-3402</u> Date: <u>09/15/2011</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Fort Worth

Program/Activity Receiving Federal Grant Funding

Public Housing / Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Barbara Holston

Title

President and Chief Executive Officer

Signature

Barbara Holston

Date (mm/dd/yyyy)

09/15/2011

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

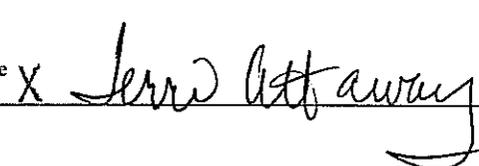
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

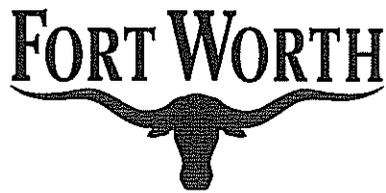
Housing Authority of the City of Fort Worth

TX004

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Terri Attaway	Title	Board Chair
Signature	X 		Date 09/15/2011



August 29, 2011

Mrs. Karen Valenzuela
Fort Worth Housing Authority
1201 East 13th Street
Fort Worth, Texas 76102

SUBJECT: FORT WORTH HOUSING AUTHORITY 2012 AGENCY PLAN

Dear Ms. Valenzuela:

This letter serves as official confirmation that the Fort Worth Housing Authority's 2012 Agency Plan is consistent with the City's Consolidated Plan. Attached is a signed copy of the *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan* (form HUD-50077-SL.)

The Certification of Consistency with the Consolidated Plan attests that FWHA's 2012 Agency Plan conforms to goals identified in the 2010-2013 CFW Consolidated Plan. That said, the Certification of Consistency with the Consolidated Plan is not to be construed as a statement of support for any project.

Please keep us informed with regard to the status of your submittal to the U.S. Department of Housing and Urban Development by contacting me at (817) 392-6192 or Joao Pimentel, AICP, Planner at (817) 392-7563. The City is required by the U.S. Department of Housing and Urban Development to monitor activities that assist us in meeting our Consolidated Plan goals.

Sincerely,

Susan Alanis
Assistant City Manager

City Manager's Office

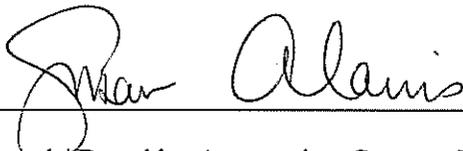
The City of Fort Worth ★ 1000 Throckmorton Street ★ Fort Worth, Texas 76102
817-392-6111 ★ Fax 817-392-6134

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Susan Alanis the Assistant City Manager certify that the Five Year and
Annual PHA Plan of the Fort Worth Housing Authority is consistent with the Consolidated Plan of
the City of Fort Worth prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) Comments

The Fort Worth Housing Authority conducted three (3) RAB meetings to review and discuss FWHA revised/new policies and the 5-Year Plan with residents and FWHA staff. A Public Hearing was also conducted by FWHA Board of Commissioners.

There were no significant concerns or comments received regarding the Agency Plan during any of the meetings.

(g) Challenged Elements

None

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-09 Date of CFFP: 09-12-09		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <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-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 433,688.00	\$ 433,688.00	\$ 433,688.00	\$ 433,688.00
3	1408 Management Improvements	\$ 433,688.00	\$ 433,688.00	\$ 361,220.14	\$ 286,454.00
4	1410 Administration (may not exceed 10% of line 21)	\$ 216,844.00	\$ 216,884.00	\$ 216,884.00	\$ 216,884.02
5	1411 Audit	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 4,831.63
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 176,660.00	\$ 100,000.00	\$ 100,000.00	\$ 48,610.88
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 254,123.00	\$ 279,123.00	\$ 250,179.58	\$ 36,089.44
10	1460 Dwelling Structures	\$ 133,500.00	\$ 578,980.00	\$ 441,076.57	\$ 138,844.37
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 11,000.00	\$ 11,000.00	\$ 10,600.00	\$ -
12	1470 Non-dwelling Structures	\$ 291,500.00	\$ 42,753.77	\$ 16,253.77	\$ 105,880.00
13	1475 Non-dwelling Equipment	\$ 183,640.00	\$ 62,726.23	\$ -	\$ 58,726.23
14	1485 Demolition	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
17	1499 Development Activities ⁴	\$ 25,000.00	\$ 1,000.00	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,168,843.00	\$ 2,168,843.00	\$ 1,836,902.04	\$ 1,330,008.57
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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 I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-09 Date of CFFP: <u>09-12-09</u>		Replacement Housing Factor Grant No.: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: : June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>Gloria Murre</i> Barbara Holston President/ CEO		Date 9/14/11		Signature of Public Housing Director Date	

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:TX21P004501-09 Replacement Housing Factor Grant No.:			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	
TX 4-5	A. Operations	1408		84,557.00	84,557.00	84,557.00	84,557.25	
Hunter Plaza	B. Management Improvements	1408		25,298.00	931.57	931.57	255.31	
	C. Security	1408		35,000.00	180,606.00	180,456.98	180,456.98	
	D. Resident Services Salaries	1408		36,994.00	11,994.00	11,994.00		
	E. Resident Services Training	1408		753.00	753.00	753.00		
	F. Software	1408			4,366.43	4,366.43	4,366.43	
	G. Audit	1411						
	H. Architectural	1430						
	I. Pha Upcs	1450			6,100.00	6,400.00	6,100.00	
	J. Exterior Dwelling Repairs	1460		2,000.00	2,000.00			
	K. UPCS Repairs	1460		5,000.00	5,000.00			
	L. Interior Dwelling Repairs	1460		55,000.00	55,000.00	55,000.00		
	M. Elevator	1460			113,252.00	113,252.00	113,252.00	
	N. Site Improvements	1450		50,123.00	44,023.00	44,023.00		
	O. Inspector	1430		12,095.00				
	P. Maintenance Vehicle	1475		16,000.00				
	Q. Elevator DWEL	1475			55,771.23	55,771.23	55,771.23	
	R. Computer Equipment	1475			546.68	546.68	546.68	
	S. Maintenance	1475			180.00	180.00	180.00	
TX 4-6	A. Operations	1408		28,562.00	28,582.00	28,562.00	28,581.71	
Fair Oaks	B. Management Improvements	1408		8,546.00	8,185.41	86.83	86.83	
	C. Security	1408		20,000.00	20,000.00	16,420.91	16,420.91	
	D. Resident Services Salaries	1408		12,495.00	2,495.00	2,495.00		
	E. Resident Services Training	1408		254.00	254.00	254.00		
	F. Software	1408			360.59	360.59	360.59	
	G. Audit	1411						
	H. Architectural	1430						
	I. Exterior Dwelling Repairs	1460		2,000.00	2,000.00	2,000.00		
	J. UPCS Repairs	1460		2,500.00				
	K. Interior Dwelling Repairs	1460		2,000.00	8,782.00	8,782.00	8,782.00	
	L. Appliance Replacement	1465.1		1,000.00	100.00			
	M. Site Utilities	1475		1,000.00				
	N. Computer Equipment	1475			185.93	185.93	185.93	
	O. Site Improvements	1450		1,000.00	1,000.00	1,045.00	1,045.00	
	P. Inspector	1430		4,086.00				
	Q. Maintenance Vehicle	1475		16,000.00				

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:Tx21P004501-09 Replacement Housing Factor Grant No.: Date of CFFP: 09-12-2009			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	
TX 4-12	A. Operations	1406		18,039.00	18,039.00	18,039.00	18,038.98	
Fair Park	B. Management Improvements	1408		7,361.00	7,139.55	54.43	54.43	
	C. Security	1408		5,000.00	12,000.00	11,532.06	11,532.06	
	D. Resident Services Salaries	1408		12,824.00	824.00	824.00		
	E. Resident Services Training	1408		261.00	261.00	261.00		
	F. Software	1408			221.45	221.45	221.45	
	G. Audit	1411						
	H. Architectural	1430						
	I. Site Improvements	1450		1,000.00	1,000.00	1,478.00	1,478.00	
	J. Site Utilities	1475		1,000.00				
	K. UPCS Repairs	1450		2,500.00	2,500.00	2,500.00		
	L. Interior Dwelling Repairs	1460		2,000.00	1,000.00	1,000.00		
	M. Exterior Dwelling Repairs	1460		2,000.00	1,000.00	1,000.00		
	N. Appliance	1465.1		1,000.00	100.00			
	O. Inspector	1430		4,193.00				
	P. Maintenance Vehicle	1475		16,000.00				
	Q. Computer Equipment	1475			116.55	116.55	116.55	
TX 4-16	A. Operations	1406		34,951.00	34,951.00	34,951.00	34,950.52	
Scattered Sites	B. Management Improvements	1408		10,981.00	500.38	90.72	90.72	
	C. Security	1408		16,606.00	1,000.00	1,000.00		
	D. Resident Services Salaries	1408		338.00	338.00	338.00		
	E. Modernization (Salaries & Training)	1408			42,900.00	42,900.00	42,900.00	
	F. Software	1408			480.62	480.62	480.62	
	G. Audit	1411						
	H. Architectural	1430						
	I. Resident Services Training	1408		5,000.00				
	J. Site Improvements	1450		5,000.00	10,000.00	10,000.00		
	K. UPCS Repairs	1460		30,000.00	27,718.00	27,718.00		
	L. Interior Dwelling Repairs	1460		15,000.00	15,000.00	15,000.00		
	M. Exterior Dwelling	1460			16,810.37	16,810.37	16,810.37	
	N. Appliance Replacement	1465.1		5,000.00	10,600.00	10,600.00		
	O. Site Utilities	1475		5,000.00				
	P. Site Improvements	1430		59,782.00				
	Q. Inspector	1430		5,430.00				
	R. Computer Equipment	1475			194.23	194.23	194.23	

S. Maintenance Vehicle	1475	16,000.00				
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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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:TX21P004501-09 Replacement Housing Factor Grant No.:			FFY of Grant: 2009 FFY of Grant Approval: 2009		
Date of CFFP: 09-12-2009								
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	
PHA-Wide	A. Site Improvements	1450		1,000.00	1,000.00			
Activities	B. Interior Non-Dwelling Repairs (Beach Office)	1470		125,000.00	18,000.00			
Physical	C. Exterior Non-Dwelling Repairs (Admin Office)	1470		100,000.00				
	D. Mechanical Non-Dwelling Repairs (Offices)	1470		5,000.00	5,000.00			
	E. 504 Accommodations (All Offices)	1470		15,000.00	1,000.00			
	F. Security Improvements (All Offices)	1470		5,000.00	1,000.00			
	G. Purchase Computer Equipment	1475		5,000.00				
	H. Development	1499		25,000.00	1,000.00			
PHA-Wide	A. Modernization Training & Travel	1408		12,000.00	1,000.00			
Activities								
Management								
Improvement								
PHA-Wide	A. COCC (Subject to 10% Limitation)	1410		216,844.00	216,884.00	216,884.00	216,884.02	
Activities	B. Audit	1411		7,000.00	7,000.00	7,000.00	4,831.63	
Administration Costs	C. Architectural/ Consulting Services	1430		50,000.00	100,000.00	100,000.00	48,610.88	
	D. Demolition	1485		1,000.00	1,000.00			
	E. Relocation Costs	1495.1		1,000.00	1,000.00			

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
TX 4-4					
Butler Addition					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Site Improvements (Cloths Poles & Retaining Walls)	9/14/2011				
G. Site Utilities	9/14/2011				
H. UPCS Repairs	9/14/2011				
I. Interior Dwelling Repairs	9/14/2011				
J. Exterior Dwelling Repairs	9/14/2011				
K. Appliance Replacement	9/14/2011				
L. Purchase Maintenance Vehicles	9/14/2011				
M. Purchase Maintenance Equipment	9/14/2011				
N. Interior Non-Dwelling Repairs	9/14/2011				
O. Exterior Non-Dwelling Repairs	9/14/2011				
P. Inspector	9/14/2011				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation Date	Revised Obligation Date	Original Obligation Date	Revised Obligation Date	
TX 4-3					
Cavila Place					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Site Improvements (Parking Lots & Poles)	9/14/2011				
G. PCS Repairs	9/14/2011				
H. Site Utilities	9/14/2011				
I. Interior Dwelling Repairs	9/14/2011				
J. Exterior Dwelling Repairs	9/14/2011				
K. Appliance Replacement	9/14/2011				
L. Maintenance Vehicles	9/14/2011				
M. HVAC Replacement	9/14/2011				
N. UPCS	9/14/2011				
O. Interior Non-Dwelling Repairs	9/14/2011				
P. Exterior Non-Dwelling Repairs	9/14/2011				
Q. Inspector	9/14/2011				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 8j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation Date	Revised Obligation End Date	Original Obligation Date	Revised Obligation End Date	
TX 4-16					
Scattered Sites					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Exterior Dwelling Repairs	9/14/2011				
G. UPCS Repairs	9/14/2011				
H. Interior Dwelling Repairs	9/14/2011				
I. Appliance Replacement	9/14/2011				
J. Site Utilities	9/14/2011				
K. Site Improvements	9/14/2011				
L. Inspector	9/14/2011				
M. Maintenance Vehicle	9/14/2011				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation Date	Revised Obligation End Date	Original Obligation Date	Revised Obligation End Date	
PHA-Wide					
Activities					
Physical					
A. Site Improvements	9/14/2011				
B. Interior Non-Dwelling Repairs (Beach Office)	9/14/2011				
C. Exterior Non-Dwelling Repairs (Admin Office)	9/14/2011				
D. Mechanical Non-Dwelling Repairs (Offices)	9/14/2011				
E. 504 Accommodations (All Offices)	9/14/2011				
F. Security Improvements (All Offices)	9/14/2011				
G. Purchase Computer Equipment	9/14/2011				
H. Development	9/14/2011				
PHA-Wide					
Activities					
Management					
Improvement					
A. Modernization Training & Travel	9/14/2011				

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

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-10 Date of CFFP: 07-01-10		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$	-		
2	1406 Operations (may not exceed 20% of line 21) ³	\$	380,000.00		380,000.00
3	1408 Management Improvements	\$	380,000.00		0
4	1410 Administration (may not exceed 10% of line 21)	\$	190,000.00		190,000.00
5	1411 Audit	\$	7,000.00		0
6	1415 Liquidated Damages	\$	-		
7	1430 Fees and Costs	\$	173,860.00		0
8	1440 Site Acquisition	\$	-		
9	1450 Site Improvement	\$	177,500.00		0
10	1460 Dwelling Structures	\$	83,500.00		0
11	1465.1 Dwelling Equipment--Nonexpendable	\$	11,000.00		0
12	1470 Non-dwelling Structures	\$	116,500.00		0
13	1475 Non-dwelling Equipment	\$	353,640.00		0
14	1485 Demolition	\$	1,000.00		0
15	1492 Moving to Work Demonstration	\$	-		
16	1495.1 Relocation Costs	\$	1,000.00		0
17	1499 Development Activities ⁴	\$	253,387.00		0
18a	1501 Collateralization or Debt Service paid by the PHA	\$	-		
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$	-		
19	1502 Contingency (may not exceed 8% of line 20)	\$	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$	2,128,387.00		0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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 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

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-10 Date of CFFP: 07-01-10		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2010	
				FFY of Grant Approval: 2010	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" 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
Signature of Executive Director: <i>Gloria Owens</i>		Date 9/12/2011		Signature of Public Housing Director Date	

Barbara Holston, President / CEO

Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P004501-10 Date of CFFP: 07-01-10			Replacement Housing Factor Grant No.:		FFY of Grant: 2010	
								FFY of Grant Approval: 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		
TX 4-5	A. Operations	1406	71,775.00				71,775.00		
Hunter	B. Management Improvements	1408	14,723.00						
	C. Security	1408	35,000.00						
	D. Resident Services Salaries	1408	36,994.00						
	E. Resident Services Training	1408	753.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	5,000.00						
	H. Interior Dwelling Repairs	1460	5,000.00						
	I. Site Improvements	1450	500.00						
	J. Inspector	1430	12,095.00						
	K. Maintenance Vehicle	1475	16,000.00						
	L. Major Mechanical Improvements/Upgrade	1475	175,000.00						
TX 4-6	A. Operations	1406	24,244.00				24,244.00		
Fair Oaks	B. Management Improvements	1408	4,974.00						
	C. Security	1408	20,000.00						
	D. Resident Services Salaries	1408	12,495.00						
	E. Resident Services Training	1408	254.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	2,500.00						
	H. Interior Dwelling Repairs	1460	2,000.00						
	I. Appliance Replacement	1455.1	1,000.00						
	J. Site Utilities	1475	1,000.00						
	K. Site Improvements	1450	1,000.00						
	L. Inspector	1430	4,088.00						
	M. Maintenance Vehicle	1475	16,000.00						

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.

Part I: Summary		Grant Type and Number		FFY of Grant: 2010				
PHA Name: Fort Worth Housing Authority		Capital Fund Program Grant No.: TX21P004501-10		Replacement Housing Factor Grant No.:				
		Date of CFFP: 07-01-10		FFY of Grant Approval: 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	
TX 4-12	A. Operations	1406	24,882.00				24,882.00	
Fair Park	B. Management Improvements	1408	5,105.00					
	C. Security	1408	5,000.00					
	D. Resident Services Salaries	1408	12,824.00					
	E. Resident Services Training	1408	261.00					
	F. Site Improvements	1450	1,000.00					
	G. Site Utilities	1475	1,000.00					
	H. UPCS Repairs	1450	2,500.00					
	I. Interior Dwelling Repairs	1460	2,000.00					
	J. Exterior Dwelling Repairs	1460	2,000.00					
	K. Appliance	1465.1	1,000.00					
	L. Inspector	1430	4,193.00					
	M. Maintenance Vehicle	1475	16,000.00					
TX 4-16	A. Operations	1406	32,219.00				32,219.00	
Scattered Sites	B. Management Improvements	1408	6,610.00					
	C. Resident Services Salaries	1408	16,606.00					
	D. Resident Services Training	1408	339.00					
	E. Site Improvements	1450	5,000.00					
	F. UPCS Repairs	1450	5,000.00					
	G. Interior Dwelling Repairs	1460	30,000.00					
	H. Exterior Dwelling Repairs	1460	15,000.00					
	I. Appliance Replacement	1465.1	5,000.00					
	J. HVAC Replacement	1475	5,000.00					
	K. Real Estate Specialist	1430	59,782.00					
	L. Inspector	1430	5,430.00					
	M. Maintenance Vehicle	1475	16,000.00					

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Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21PD04501-10 Replacement Housing Factor Grant No.: Date of CFFP: 07-01-10				FFY of Grant: 2010 FFY of Grant Approval: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide Activities	A. Site Improvements	1450	1,000.00						
Physical	B. Interior Non-Dwelling Repairs	1470	25,000.00						
	C. Exterior Non-Dwelling Repairs	1470	25,000.00						
	D. Mechanical Non-Dwelling Repairs	1470	5,000.00						
	E. 504 Accommodations	1470	15,000.00						
	F. Security Improvements	1470	5,000.00						
	G. Purchase Computer Equipment	1475	5,000.00						
	H. Development	1499	253,387.00						
PHA-Wide Activities Management Improvement	A. Modernization Training & Travel	1408	12,000.00						
PHA-Wide Activities	A. COCC	1410	190,000.00				190,000.00		
Administration	B. Audit	1411	7,000.00						
Costs	C. Architectural/Consulting Services	1430	50,000.00						
	D. Demolition	1485	1,000.00						
	E. Relocation Costs	1495	1,000.00						

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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

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21R004502-10 Date of CFFP: 07-01-11		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2010 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" 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-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
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				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$	120,085.00		
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of District Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$	120,085.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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.

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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: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21R004502-10 Date of CFFP: 07-01-11		Replacement Housing Factor Grant No.:
				FFY of Grant: 2010 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
Signature of Executive Director <i>Barbara Holston</i>		Date 7/6/11		Signature of Public Housing Director Date

Barbara Holston, President / CEO

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P00450111 Date of CFFP: 07-01-11		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2011	
				FFY of Grant Approval: 2011	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input checked="" 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-CFP Funds	\$	-		
2	1406 Operations (may not exceed 20% of line 21) ³	\$	366,239.00		
3	1408 Management Improvements	\$	366,239.00		
4	1410 Administration (may not exceed 10% of line 21)	\$	183,119.00		
5	1411 Audit	\$	7,000.00		
6	1415 Liquidated Damages	\$	-		
7	1430 Fees and Costs	\$	173,860.00		
8	1440 Site Acquisition	\$	-		
9	1450 Site Improvement	\$	177,500.00		
10	1460 Dwelling Structures	\$	83,500.00		
11	1465.1 Dwelling Equipment--Nonexpendable	\$	11,000.00		
12	1470 Non-dwelling Structures	\$	116,500.00		
13	1475 Non-dwelling Equipment	\$	269,241.00		
14	1485 Demolition	\$	1,000.00		
15	1492 Moving to Work Demonstration	\$	-		
16	1495.1 Relocation Costs	\$	1,000.00		
17	1499 Development Activities ⁴	\$	75,000.00		
18a	1501 Collateralization or Debt Service paid by the PHA	\$	-		
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$	-		
19	1502 Contingency (may not exceed 6% of line 20)	\$	-		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$	1,831,198.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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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 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

Part I: Summary				
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P00450111 Date of CFFP: 07-01-11		Replacement Housing Factor Grant No.:
				FFY of Grant: 2011
				FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" 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
Signature of Executive Director <i>Barbara Holston</i>		Date 7-21-11		Signature of Public Housing Director Date

Barbara Holston, President / CEO

Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P00450111 Replacement Housing Factor Grant No.: Date of CFFP: 07-01-11				FFY of Grant: 2011		
							FFY of Grant Approval: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
TX 4-5	A. Operations	1406	38,014.00						
Hunter	B. Management Improvements	1408	14,723.00						
	C. Security	1408	35,000.00						
	D. Resident Services Salaries	1408	3,233.00						
	E. Resident Services Training	1408	753.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	5,000.00						
	H. Interior Dwelling Repairs	1460	5,000.00						
	I. Site Improvements	1450	500.00						
	J. Inspector	1430	12,095.00						
	K. Maintenance Vehicle	1475	16,000.00						
	L. Major Mechanical Improvements/Upgrade	1475	90,601.00						
TX 4-6	A. Operations	1406	24,244.00						
Fair Oaks	B. Management Improvements	1408	4,974.00						
	C. Security	1408	20,000.00						
	D. Resident Services Salaries	1408	12,495.00						
	E. Resident Services Training	1408	254.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	2,500.00						
	H. Interior Dwelling Repairs	1460	2,000.00						
	I. Appliance Replacement	1465.1	1,000.00						
	J. Site Utilities	1475	1,000.00						
	K. Site Improvements	1450	1,000.00						
	L. Inspector	1430	4,086.00						
	M. Maintenance Vehicle	1475	16,000.00						

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Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P00450111 Replacement Housing Factor Grant No.:			FFY of Grant: 2011			
			Date of CFFP: 07-01-11			FFY of Grant Approval: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
TX 4-12	A. Operations	1406	24,882.00						
Fair Park	B. Management Improvements	1408	5,105.00						
	C. Security	1408	20,000.00						
	D. Resident Services Salaries	1408	12,824.00						
	E. Resident Services Training	1408	5,261.00						
	F. Site Improvements	1450	1,000.00						
	G. Site Utilities	1475	1,000.00						
	H. UPCS Repairs	1450	2,500.00						
	I. Interior Dwelling Repairs	1460	2,000.00						
	J. Exterior Dwelling Repairs	1460	2,000.00						
	K. Appliance	1465.1	1,000.00						
	L. Inspector	1430	4,193.00						
	M. Maintenance Vehicle	1475	16,000.00						
TX 4-16	A. Operations	1406	32,219.00						
Scattered Sites	B. Management Improvements	1408	6,610.00						
	C. Resident Services Salaries	1408	16,606.00						
	D. Resident Services Training	1408	330.00						
	E. Site Improvements	1450	5,000.00						
	F. UPCS Repairs	1450	5,000.00						
	G. Interior Dwelling Repairs	1460	30,000.00						
	H. Exterior Dwelling Repairs	1460	15,000.00						
	I. Appliance Replacement	1465.1	5,000.00						
	J. HVAC Replacement	1475	5,000.00						
	K. Real Estate Specialist	1430	59,782.00						
	L. Inspector	1430	5,430.00						
	M. Maintenance Vehicle	1475	16,000.00						

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Part I: Summary									
PHA Name: Fort Worth Housing Authority				Grant Type and Number Capital Fund Program Grant No.: TX21P00450111 Replacement Housing Factor Grant No.: Date of CFFP: 07-01-11			FFY of Grant: 2011 FFY of Grant Approval: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-Wide	A. Site Improvements	1450	1,000.00						
Activities	B. Interior Non-Dwelling Repairs	1470	25,000.00						
Physical	C. Exterior Non-Dwelling Repairs	1470	25,000.00						
	D. Mechanical Non-Dwelling Repairs	1470	5,000.00						
	E. 504 Accommodations	1470	15,000.00						
	F. Security Improvements	1470	5,000.00						
	G. Purchase Computer Equipment	1475	5,000.00						
	H. Development	1499	75,000.00						
PHA-Wide	A. Modernization Training & Travel	1408	12,000.00						
Activities									
Management									
Improvement									
PHA-Wide	A. COCC	1410	183,119.00						
Activities	B. Audit	1411	7,000.00						
Administration	C. Architectural/Consulting Services	1430	50,000.00						
Costs	D. Demolition	1485	1,000.00						
	E. Relocation Costs	1495.1	1,000.00						

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 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

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21R004502-11 Date of CFFP: 08-03-11		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" 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-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
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				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$ 43,423.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	8000 Collateralization or Debt Service paid Via System of District Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 43,423.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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 Expires 4/30/2011

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21R004502-11 Date of CFFP: 06-03-11			
		Replacement Housing Factor Grant No.:			
		FFY of Grant: 2011			
		FFY of Grant Approval: 2011			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" 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
Signature of Executive Director <i>Barbara Holston</i>		Date 7-21-11		Signature of Public Housing Director	
				Date	

Barbara Holston, President / CEO

