

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 Quanah</u> PHA Code: <u>TX075</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>93</u> Number of HCV units: <u>110</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	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <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>	No. of Units in Each Program		PH	HCV	PHA 1:		PHA 2:		PHA 3:	
No. of Units in Each Program															
PH	HCV														
PHA 1:															
PHA 2:															
PHA 3:															
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Housing Authority of the City of Quanah is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Quanah Housing Authority: Goals and Objectives <ul style="list-style-type: none"> • Expand the supply of assisted housing • Improve the quality of assisted housing, Modernize units to improve marketability and improve customer satisfaction. • Increase customer satisfaction: Solicit tenant's comments and suggestions regarding services provided. • Improve community quality of life and economic vitality • Promote self-sufficiency and asset development of families and individuals • Ensure Equal Opportunity in Housing for all Americans; Our goal is to insure equal housing opportunities and tenant rights 														
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None of the Housing Authority of the City of Quanah PHA Annual Plan Elements have been revised since its last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main business office of the Housing Authority of the City of Quanah is where the public may obtain copies of the 5-Year and Annual PHA Plan.														
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. The following is Not Applicable for the Housing Authority of the City of Quanah.														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.														
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. (See Attachment – 2012 Capital Fund Program Annual Statement (See Attachment - Performance and Evaluation Reports)														
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. (See Attachment – Capital Fund Program Five Year Action Plan)														
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. The following is Not Applicable for the Housing Authority of the City of Quanah.														

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Problems Output for -All Households

Name of Jurisdiction: Quannah city, Texas	Source of Data: CHAS Data Book					Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <=50% MFI	57	54	16	44	171	87	51	18	12	168	339
2. Household Income <=30% MFI	32	30	8	34	104	44	20	4	4	72	176
3. % with any housing problems	75	50	50	100	74	81.8	80	0	100	77.8	75.6
4. % Cost Burden >30%	75	50	50	100	74	81.8	80	0	100	77.8	75.6
5. % Cost Burden >50%	43.8	50	50	55.9	50	40.9	60	0	0	41.7	46.6
6. Household Income >30% to <=50% MFI	25	24	8	10	67	43	31	14	8	96	163
7. % with any housing problems	60	58.3	50	100	64.2	9.3	51.6	28.6	100	33.3	46
8. % Cost Burden >30%	60	58.3	0	100	58.2	9.3	38.7	0	50	20.8	36.2
9. % Cost Burden >50%	0	0	0	0	0	0	12.9	0	50	8.3	4.9
10. Household Income >50 to <=80% MFI	22	29	4	20	75	105	34	8	12	159	234
11. % with any housing problems	18.2	13.8	100	0	16	11.4	11.8	0	33.3	12.6	13.7
12. % Cost Burden >30%	18.2	13.8	100	0	16	11.4	11.8	0	33.3	12.6	13.7
13. % Cost Burden >50%	0	0	0	0	0	3.8	11.8	0	33.3	7.5	5.1
14. Household Income >80% MFI	25	49	8	39	121	200	258	34	55	547	668
15. % with any housing problems	0	8.2	50	0	6.6	0	3.1	0	0	1.5	2.4
16. % Cost Burden >30%	0	0	0	0	0	0	3.1	0	0	1.5	1.2
17. % Cost Burden >50%	0	0	0	0	0	0	0	0	0	0	0
18. Total Households	104	132	28	103	367	392	343	60	79	874	1,241
19. % with any housing problems	41.3	28	57.1	42.7	38.1	13.3	12.8	6.7	20.3	13.3	20.6
20. % Cost Burden >30	41.3	25	28.6	42.7	34.9	13.3	11.7	0	15.2	11.9	18.7
21. % Cost Burden >50	13.5	11.4	14.3	18.4	14.2	5.6	5.8	0	10.1	5.7	8.2

**Quanah Housing Authority
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	0		
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity: Hispanic	0	0	
Race/ethnicity: Caucasian	0	0	
Race/ethnicity: African-American	0	0	
Race/ethnicity: American Indian	0	0	

Characteristics by Bedroom Size (Public Housing Only)

1BR	0	0	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How Long Has It Been Closed (# of Months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

**Quanah Housing Authority
Housing Needs of Families on the PHA's Waiting Lists**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI	31		
Very low income (>30% but <=50% AMI)	18		
Low income (>50% but <80% AMI)	6		
Families with children	38		
Elderly	10		
Families with Disabilities	7		
Race/ethnicity: Hispanic	12		
Race/ethnicity: Caucasian	37		
Race/ethnicity: African-American	17		
Race/ethnicity: American Indian	1		

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			

Is the waiting list closed (select one)? No Yes

If yes:

How Long Has It Been Closed (# of Months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

<p>9.1</p>	<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>Housing Authority of the City of Quanah is preparing to use the following strategies for addressing their Housing needs for family in their jurisdiction and on their waiting list for the upcoming year.</p> <ul style="list-style-type: none"> • Employ effective maintenance and management policies to minimize the number of public housing units off-line • Reduce turnover time for vacated public housing units • Reduce time to renovate public housing units • Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration • Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program <p>Adopt rent policies to support and encourage work</p>
<p>10.0</p>	<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 style="text-align: center;">Quanah Housing Authority - Progress in Meeting Mission and Goals</p> <p>In accordance with the 5-year plan: Quanah Housing Authority has remained on target with the objectives set forth in their plan. The Executive Director has ensure the review of all existing polices and procedures to incorporate all necessary requirements and if warranted, will make revisions as needed.</p> <p>Section 8 – Maintain goal by stay at 100%</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="text-align: center;">Quanah Housing Authority - Significant Amendment and Substantial Deviation/Modification</p> <p><i>a. Substantial Deviation from the 5-Year Plan</i></p> <p>Substantial Deviation from the 5-year Plan: Any change to Mission statement such as: 50% deletion from or addition to the goals and objectives as a whole 50% or more decrease in the quantifiable measurement of any individual goal or objective.</p> <p><i>b. Significant Amendment or Modification to the Annual Plan</i></p> <p>50% variance in the funds projected in the Capital Fund Program Annual Statement. Any Increase or decrease over 50% in the funds projected in the Financial Resource statement and/or the Capital Fund Program annual Statement Any change in a policy or procedure that requires a regulatory 30-day posting Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, designated Housing or Homeownership programs.</p>

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

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

Quannah Housing Authority (RAB) - No comments concerning the Quannah Housing Authority PHA Annual Plan.

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

Attachment: Statement of Financial Resources

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund (FY 2011)	160,574.00	
b) Public Housing Capital Fund	128,309.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	288,448.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Housing Choice Voucher Program 2011 Renewal Funding		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
TX21P07550111	96,505.00	
TX21P07550110	45,963.91	
3. Public Housing Dwelling Rental Income	191,166.00	
4. Other income (list below)	0.00	
4. Non-federal sources (list below)		
Total resources	910,965.91	

Attachment: Fiscal Audit

Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA 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))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

Violence Against Women Act – Quanah Housing Authority TX075

Statement:

Quanah Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visible, striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents with the highest degree of professional courtesy, empathy and respect.

Goals:

Quanah Housing Authority may request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking and that the incidences of threatened or actual abuse are bona fide in determining whether the protections afforded to such individuals under VAWA are applicable.

Quanah Housing Authority responding to an incident or incidents of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program to request in writing that an individual complete, sign and submit, within 14 business days of the request, a HUD- approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator.

A PHA (Quanah Housing Authority) is not required to demand certification in order to provide VAWA benefits to individuals who are occupants of public housing. At their discretion, the PHA may apply benefits under VAWA based solely upon the individual's statement or other corroborating evidence.

Quanah Housing Authority will notify tenants of their rights with VAWA including the existence of the HUD 50066 making it available at the time of admission and include with eviction/termination notice.

Objectives:

Quanah Housing Authority protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and 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 4/3/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Quannah		Grant Type and Number Capital Fund Program Grant No. TX21P07550112 Replacement Housing Factor Grant No:			FFY of Grant: 2012 FFY of Grant Approval:
Date of CFFP:					
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 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	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ¹	\$14,224.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$2,017.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$1,842.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$16,441.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$2,500.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$64,022.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$500.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$1,000.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$1,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$103,546.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date:	Signature of Public Housing Director	Date:	

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

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Quannah		Grant Type and Number Capital Fund Program Grant No. TX21P07550112 Replacement Housing Factor Grant No.				CFPP (Yes/No) :			Federal FFY of Grant: 2012
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		
TX075-001									
TX075-001-1	Site Improvement - Landscaping	1450		\$2,500.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1450		\$2,500.00	\$0.00	\$0.00	\$0.00		
TX075-001-2	Replace cut-off valves with new frost free valves	1460		\$8,000.00	\$0.00	\$0.00	\$0.00		
TX075-001-3	Replace kitchen cabinets with new	1460		\$10,000.00	\$0.00	\$0.00	\$0.00		
TX075-001-4	Replace tub surrounds and tubs with new	1460		\$10,000.00	\$0.00	\$0.00	\$0.00		
TX075-001-5	Whole unit rehab (electrical, plumbing, painting, doors, cabinets, bathroom fixtures, air conditioning and etc.)	1460		\$1,000.00	\$0.00	\$0.00	\$0.00		
TX075-001-6	Purchase hot water heaters	1460		\$500.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1460		\$29,500.00	\$0.00	\$0.00	\$0.00		
TX075-001-7	Purchase ranges, refrigerators	1465		\$500.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1465		\$500.00	\$0.00	\$0.00	\$0.00		
	TX075-001 TOTAL			\$30,000.00	\$0.00	\$0.00	\$0.00		

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

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and 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 4/3/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Quanaah		Grant Type and Number Capital Fund Program Grant No. TX21P07550112 Replacment Housing Factor Grant No.			CFPP (Yes/No) :		Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activites	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	
TX075-HA								
TX075-HA-1	Transfer funds into operating	1406		\$14,224.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1406		\$14,224.00	\$0.00	\$0.00	\$0.00	
TX075-HA-2	Provide training for the Executive Director and staff	1408		\$2,017.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1408		\$2,017.00	\$0.00	\$0.00	\$0.00	
TX075-HA-3	Hire non technical help	1410		\$1,842.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1410		\$1,842.00	\$0.00	\$0.00	\$0.00	
TX075-HA-4	Hire a consultant to assist with annual plan	1430		\$2,500.00	\$0.00	\$0.00	\$0.00	
TX075-HA-5	Hire an on site inspector	1430		\$3,585.00	\$0.00	\$0.00	\$0.00	
TX075-HA-6	Hire an architect to develop plans and specifications	1430		\$9,556.00	\$0.00	\$0.00	\$0.00	
TX075-HA-7	Provide funds for reproductions of prints	1430		\$800.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1430		\$16,441.00	\$0.00	\$0.00	\$0.00	
TX075-HA-8	Non-Dwelling Structure - Remodel Office	1470		\$1,000.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1470		\$1,000.00	\$0.00	\$0.00	\$0.00	
TX075-HA-9	Purchase Maintenance Equipment	1475		\$1,000.00	\$0.00	\$0.00	\$0.00	
	SUBTOTAL	1475		\$1,000.00	\$0.00	\$0.00	\$0.00	
	TX075-HA TOTAL			\$36,524.00	\$0.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report.

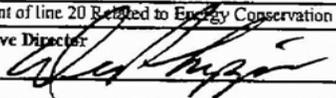
Capital Fund Program - Five Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/3/2011

Part I: Summary						
PHA Name/Number: Quanah Housing Authority/TX075		Locality (Quanah/Hardeman County, Texas)			<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement For Year 1 FFY: <u>2012</u>	Work Statement of Year 2 FFY: <u>2013</u>	Work Statement of Year 3 FFY: <u>2014</u>	Work Statement for Year 4 FFY: <u>2015</u>	Work Statement for Year 5 FFY: <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement	\$67,022.00	\$67,022.00	\$67,022.00	\$67,022.00
C.	Management Improvements		\$2,017.00	\$2,017.00	\$2,017.00	\$2,017.00
D.	PHA-Wide Non-Dwelling Structures and Equipment		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
E.	Administration		\$1,842.00	\$1,842.00	\$1,842.00	\$1,842.00
F.	Other		\$17,441.00	\$17,441.00	\$17,441.00	\$17,441.00
G.	Operations		\$14,224.00	\$14,224.00	\$14,224.00	\$14,224.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$103,546.00	\$103,546.00	\$103,546.00	\$103,546.00

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and 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 4/3/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Quasab		Grant Type and Number Capital Fund Program Grant No. TX21P07550111 Replacement Housing Factor Grant No:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Reserve for Disasters/Emergencies <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	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$14,224.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$2,017.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$1,842.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$16,441.00	\$0.00	\$14,858.00	\$14,858.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,995.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$56,344.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$500.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$1,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	150f Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$111,363.00	\$0.00	\$14,858.00	\$14,858.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 		Date:	Signature of Public Housing Director		Date:

- 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 and 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 4/3/2011

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Quannah		Grant Type and Number Capital Fund Program Grant No. TX21P07550111 Replacement Housing Factor Grant No.				CFFP (Yes/No) :			Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activites	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		
TX075-HA									
TX075-HA-1	Transfer funds into operating	1406		\$14,224.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1406		\$14,224.00	\$0.00	\$0.00	\$0.00		
TX075-HA-2	Provide training for the Executive Director and staff	1408		\$2,017.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1408		\$2,017.00	\$0.00	\$0.00	\$0.00		
TX075-HA-3	Hire non technical help	1410		\$1,842.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1410		\$1,842.00	\$0.00	\$0.00	\$0.00		
TX075-HA-4	Hire a consultant to assist with annual plan	1430		\$2,500.00	\$0.00	\$917.00	\$917.00		
TX075-HA-5	Hire an on site inspector	1430		\$3,585.00	\$0.00	\$3,585.00	\$3,585.00		
TX075-HA-6	Hire an architect to develop plans and specifications	1430		\$9,556.00	\$0.00	\$9,556.00	\$9,556.00		
TX075-HA-7	Provide funds for reproductions of prints	1430		\$800.00	\$0.00	\$800.00	\$800.00		
	SUBTOTAL	1430		\$16,441.00	\$0.00	\$14,858.00	\$14,858.00		
TX075-HA-8	Purchase maintenance equipment	1475		\$1,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1475		\$1,000.00	\$0.00	\$0.00	\$0.00		
	TX075-HA TOTAL			\$35,524.00	\$0.00	\$14,858.00	\$14,858.00		

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary

PHA Name: Housing Authority of the City of Quanaah
 Grant Type and Number: Capital Fund Program Grant No: TX21P07550110
 Date of CFFP: _____
 Replacement Housing Factor Grant No: _____
 FFY of Grant: 2010
 FFY of Grant Approval: _____

Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/11 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	14,224.00		0.00	0.00
3	1408 Management Improvements	2,017.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	1,842.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,441.00		2,379.65	2,379.65
8	1440 Site Acquisition				
9	1450 Site Improvement	24,498.00		24,543.45	24,543.45
10	1460 Dwelling Structures	59,785.00		46,920.00	46,920.00
11	1465.1 Dwelling Equipment-Nonexpendable	1,600.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	8,502.00		8,501.99	3,914.99
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	1500 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$128,309.00		\$82,345.09	\$77,758.09
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: _____ Date: _____
 Signature of Public Housing Director: _____ Date: _____

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Quannah		Grant Type and Number Capital Fund Program Grant No: TX21P07550110 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX075-001								
075-001-1	Refurbish playground fall zone/area	1450		4,000.00		4,045.45	4,045.45	
	SUBTOTAL	1450		\$4,000.00		\$4,045.45	\$4,045.45	
075-001-2	Install new central heating units with air conditioning in all units	1460		30,832.00		30,832.00	30,832.00	
075-001-3	Whole unit rehab (electrical, plumbing, painting, doors, cabinets, bathroom fixtures, air conditioning and etc.) and other accouterments	1460		1,000.00		1,000.00	1,000.00	
075-001-4	Purchase hot water heaters	1460		500.00		500.00	500.00	
	SUBTOTAL	1460		\$32,332.00		\$32,332.00	\$32,332.00	
075-001-5	Purchase ranges and refrigerators	1465		500.00		0.00	0.00	
	SUBTOTAL	1465		\$500.00		\$0.00	\$0.00	
	TX075-001 TOTAL			\$36,832.00		\$36,377.45	\$36,377.45	

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

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Quana		Grant Type and Number Capital Fund Program Grant No: TX21P07550110 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		CFFP (Yes/No):	
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		
TX075-002									
075-002-1	Gutter & downspouts	1450		4,000.00		4,000.00	4,000.00		
075-002-2	Install new play ground equipment	1450		16,498.00		16,498.00	20,498.00		
	SUBTOTAL	1450		\$20,498.00		\$20,498.00	\$20,498.00		
075-002-3	Install new central heating units with air conditioning in all units	1460		15,953.00		14,588.00	14,588.00		
075-002-4	Replace tub surrounds and tubs with new in	1460		10,000.00		0.00	0.00		
075-002-5	Whole unit rehab (electrical, plumbing, painting, doors, cabinets, bathroom fixtures, air conditioning and etc.) and other accouterments	1460		1,000.00		0.00	0.00		
075-002-6	Purchase hot water heaters	1460		500.00		0.00	0.00		
	SUBTOTAL	1460		\$27,453.00		\$14,588.00	\$14,588.00		
075-002-7	Purchase ranges and refrigerators	1465		500.00		0.00	0.00		
	SUBTOTAL	1465		\$500.00		\$0.00	\$0.00		
	TX075-002 TOTAL			\$48,451.00		\$35,086.00	\$35,086.00		

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

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Quanah		Grant Type and Number Capital Fund Program Grant No: TX21P07550110 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010 CFPP (Yes/No):		
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	
TX075-HA								
075-HA-1	Transfer funds into operating	1406		14,224.00		0.00	0.00	
	SUBTOTAL	1406		\$14,224.00		\$0.00	\$0.00	
075-HA-2	Provide training for the Executive Director and staff	1408		2,017.00		0.00	0.00	
	SUBTOTAL	1408		\$2,017.00		\$0.00	\$0.00	
075-HA-3	Hire non technical help	1410		1,842.00		0.00	0.00	
	SUBTOTAL	1410		\$1,842.00		\$0.00	\$0.00	
075-HA-4	Hire a consultant to assist with annual plan	1430		2,500.00		0.00	0.00	
075-HA-5	Hire an on site inspector	1430		3,585.00		2,379.65	2,379.65	
075-HA-6	Hire an architect to develop plans and specifications	1430		9,556.00		0.00	0.00	
075-HA-7	Provide funds for reproductions of prints	1430		800.00		0.00	0.00	
	SUBTOTAL	1430		\$16,441.00		\$2,379.65	\$2,379.65	
075-HA-8	Provide funds to purchase a lawn mower	1475		8,502.00		8,501.99	3,914.99	
	SUBTOTAL	1475		\$8,502.00		\$8,501.99	\$3,914.99	
	HA WIDE NEEDS TOTAL			\$43,026.00		\$10,881.64	\$6,294.64	

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

²To be completed for the Performance and Evaluation Report.

