

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2004  
5 Year Plan Update: 2005-2009

**Schulenburg Housing Authority**  
**P. O. Box 207**  
**Schulenburg, Texas 78956-0207**

*Mrs. Linda Veselka – Executive Director*

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Housing Authority of the City of Schulenburg, Texas**

**PHA Number: Tx 296-1**

**PHA Fiscal Year Beginning: (mm/yyyy) 01/2004**

**PHA Plan Contact Information:**

Name: Mrs. Linda Veselka

Phone: (979) 743-3776

TDD:

Email (if available): shaphall@cvtv.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**PHA Programs Administered:**

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 2004**  
 [24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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**ii. Executive Summary**

**Strategy Statement:** The Housing Authority of the City of Schulenburg, Texas (the Housing Authority) currently has \$ 469,000.00 in un-funded overall physical needs. This represents a slight increase from previous assessments as a result of HUD mandates and the normal deterioration of the property and constant review of needs assessments. The input of new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market has caused the increase during next four years. The vast majority of these needs are a result of normal deterioration and obsolescence at the 32-year old project consisting of 36 dwelling units.

Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged. Priorities with respect to physical needs are based on assessed actual conditions.

**Policy & Program Initiatives** - The Housing Authority has instituted revised policies to better reflect the spirit of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations governing its implementation. Examples of which are demonstrated in the Occupancy and Admission Policy, the Pet Policy, and the mandated Volunteer Work Policy in particular. The institution of flat rents will allow income mixing to be achieved and therefore a de-concentration of poverty.

**Description of Resident Partnership and Summary of General Issues** - The Housing Authority believes that it has developed a strong working relationship with the residents of the Housing Authority through the Residents Council (the RC). The RC has held residents meetings provided and compiled resident surveys; informally met with the Executive Director and staff throughout the year; and formally met with representatives of the Housing Authority. The concerns of the RC have been integrated into this plan. It is anticipated that the RC will continue to provide valuable input into the Capital Grant Program as it has during the Comprehensive Grant Program.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**The Schulenburg Housing Authority has no plans to change any of its policies or programs during the Capital Fund Program year.**

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHA's are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$ 51,303.00**

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment **B**

## **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

### **Demolition/Disposition Activity Description**

**(Not including Activities Associated with HOPE VI or Conversion Activities)**

1a. Development name:

1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for      units <input type="checkbox"/> Public housing for      units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for      units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.

Other: (list below)

**During the September 16, 2003 public meeting of the Resident Advisory Board the only issues raised were those of timing, "When would units be renovated". The staff responded that since funding is over a year away there was no way of giving a specific date as to when renovations would take place.**

### **B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Texas**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**While the goals of the State of Texas plan are consistent with the Housing Authority's there are NO specific actions or commitments targeted at Fayette County or the City of Schulenburg or the Housing Authority**

### C. Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan:

**Any change to the Mission Statement**

**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**

#### B. Significant Amendment or Modification to the Annual Plan:

**50% variance in funds projected in the Financial Resources Statement and / or the Capital Fund Program Annual Statement.**

**Any change in policy or procedure that requires a regulatory 30 day posting**

**Any submission to HUD that requires a separate notification to residents.**

### Attachment A

### Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.



**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XXX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XXX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XXX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XXX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XXX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XXX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XXX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XXX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XXX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
XXX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XXX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XXX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XXX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XXX	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XXX	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
XXX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
XXX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name: Housing Authority of the City of Schulenburg, Texas</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>TX59P29650104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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<input checked="" type="checkbox"/> <b>Original Annual Statement</b>	<input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b>	<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>	<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,640.00			
3	1408 Management Improvements				
4	1410 Administration	\$ 3,560.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 2,450.00			
10	1460 Dwelling Structures	\$ 26,518.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,250.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 51,303.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	\$ 1,500.00			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	\$ 3,000.00			

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P29650104</b> Replacement Housing Factor #:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>	<b><u>1406</u></b>		<b><u>\$ 7,640.00</u></b>				
TX 296-1	<u>Administrative Salaries</u>	1406		\$ 7,640.00				
	Funding for additional administrative salaries							
	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$ 3,560.00</u></b>				
TX 269-1	<u>Technical Salaries</u>	1410		\$ 2,660.00				
	The PHA is required to utilize staff time associated with procurement, resources management, and construction							
TX 269-1	<u>Travel Costs</u>	1410		\$ 500.00				
	The PHA requires funds for travel associated with the program							
TX 269-1	<u>Sundry Costs</u>	1410		\$ 400.00				
	Funds needed for advertising, and associated other costs							
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$ 6,885.00</u></b>				
TX 269-1	<u>A/E Fees</u>	1430		\$ 3,102.00				
	Design and construction services are required due to the scope of improvements							
TX 269-1	<u>Modernization Coordinator</u>	1430		\$ 2,585.00				
	Services required to assist PHA in fulfillment of program							
TX 269-1	<u>Fee Accountant</u>	1430		\$ 1,200.00				
	Monthly accounting							
	<b><u>Site Improvements</u></b>	<b><u>1450</u></b>		<b><u>\$ 2,450.00</u></b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P29650104</b> Replacement Housing Factor #:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX 269-1	<u>Sidewalk/ Ramp Replacement</u>	1450		\$ 2,450.00				
	Replace sidewalks and add ramps at elderly units							
	<b><u>Dwelling Structures Improvements</u></b>	<b><u>1460</u></b>		<b><u>\$ 26,518.00</u></b>				
Tx296-1	<u>Kitchen Cabinet Renovations</u>	1460		\$ 11,568.00				
	Repair or replace cabinet doors, hinges, pulls, counter tops and backsplashes							
Tx296-1	<u>Ceiling &amp; Wall Repairs</u>	1460		\$ 14,950.00				
	Repair detritions to walls and ceilings due to normal detritions							
	<b><u>Dwelling Equipment</u></b>	<b><u>1465.1</u></b>		<b><u>\$ 4,250.00</u></b>				
TX 269-1	<u>Refrigerators</u>	1465.1		\$ 2,750.00				
	The PHA has developed a plan to replace refrigerators over seven (7) years							
TX 269-1	<u>Stoves</u>	1465.1		\$ 1,500.00				
	The PHA has developed a plan to replace stoves over seven (7) years							

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>			Grant Type and Number Capital Fund Program #: <b>TX59P29650104</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>TX296-1</b>	<b>09/06</b>			<b>12/08</b>			



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		Housing Authority of the City of Schulenburg, Texas		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2009
	Annual Statement				
<b>TX 296-001</b>		<b>\$ 26,768.00</b>	<b>\$ 29,053.00</b>	<b>\$ 29,053.00</b>	<b>\$ 25,053.00</b>
<b>PHA Wide</b>		<b>\$ 24,535.00</b>	<b>\$ 22,250.00</b>	<b>\$ 22,250.00</b>	<b>\$ 26,250.00</b>
<b>Total CFP Funds (Est.)</b>		<b>\$ 51,303.00</b>	<b>\$ 51,303.00</b>	<b>\$ 51,303.00</b>	<b>\$ 51,303.00</b>

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SEE	TX 296-001	Replace Gas Distribution Lines	\$ 8,000.00	TX 296-001	Replace Sidewalks	\$ 4,000.00
ANNUAL		Replace Sidewalks	\$ 3,000.00		Repair Kitchen Cabinets	\$ 17,928.00
STATEMENT		Repair Kitchen Cabinets	\$ 11,768.00		Replace Bath Fixtures	\$ 3,125.00
		Contingency	\$ 4,000.00		Contingency	\$ 4,000.00
		<b>SUBTOTAL</b>	<b>\$ 26,768.00</b>		<b>SUBTOTAL</b>	<b>\$ 29,053.00</b>
	<b>PHA Wide</b>	Administration	\$ 7,640.00	<b>PHA Wide</b>	Administration	\$ 7,640.00
		Operations	\$ 3,475.00		Operations	\$ 3,475.00
		A/E Services	\$ 5,685.00		A/E Services	\$ 5,685.00
		Fee Accountant	\$ 1,200.00		Fee Accountant	\$ 1,200.00
		Refig/stoves	\$ 4,250.00		Refig/stoves	\$ 4,250.00
		Riding Lawnmower	\$ 2,200.00		<b>SUBTOTAL</b>	<b>\$ 22,250.00</b>
		<b>SUBTOTAL</b>	<b>\$ 24,535.00</b>			
<b>Total CFP Estimated Cost</b>			<b>\$ 51,303.00</b>			<b>\$ 51,303.00</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: <b>2006</b> PHA FY: <b>2007</b>			Activities for Year: <u>5</u> FFY Grant: <b>2007</b> PHA FY: <b>2008</b>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>TX 296-001</b>	Repair/ Replace Fencing	\$ 6,000.00	<b>TX 296-001</b>	Bath Renovations	\$ 6,000.00
	Kitchen Renovations	\$ 15,928.00		Tree trimming	\$ 2,625.00
	Window Coverings	\$ 3,125.00		Wall Repair	\$ 12,428.00
	Contingency	\$ 4,000.00		Contingency	\$ 4,000.00
	<b>SUBTOTAL</b>	<b>\$ 29,053.00</b>		<b>SUBTOTAL</b>	<b>\$ 25,053.00</b>
<b>PHA Wide</b>	Administration	\$ 7,640.00		Administration	\$ 7,640.00
	Operations	\$ 3,475.00		Operations	\$ 3,475.00
	A/E Services	\$ 5,685.00		A/E Services	\$ 5,685.00
	Fee Accountant	\$ 1,200.00		Fee Accountant	\$ 1,200.00
	Refig/stoves	\$ 4,250.00		Refig/stoves	\$ 4,250.00
	<b>SUBTOTAL</b>	<b>\$ 22,250.00</b>		Computer System	\$ 4,000.00
				<b>SUBTOTAL</b>	<b>\$ 26,250.00</b>
<b>Total CFP Estimated Cost</b>		<b>\$ 51,303.00</b>			<b>\$ 51,303.00</b>

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name: Housing Authority of the City of Schulenburg, Texas</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>TX59P29650103</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/ Emergencies     
 Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending: 06/30/2003     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 7,640.00		\$ 0.00	0
3	1408 Management Improvements				
4	1410 Administration	\$ 5,560.00		\$ 0.00	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00		\$ 6,885.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 1,500.00		\$ 0.00	0
10	1460 Dwelling Structures	\$ 29,718.00		\$ 0.00	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$ 51,303.00		\$ 6,885.00	0
21	Amount of line 20 Related to LBP Activities	0		0	0
22	Amount of line 20 Related to Section 504 Compliance	\$ 1,500.00		\$ 00.00	0
23	Amount of line 20 Related to Security	0		0	0
24	Amount of line 20 Related to Energy Conservation Measures	\$ 4,000.00		\$ 00.00	0

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P29650103</b> Replacement Housing Factor #:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>	<b><u>1406</u></b>		<b><u>\$ 7,640.00</u></b>		<b><u>\$ 0.00</u></b>	0	Awaiting
TX 296-1	<u>Administrative Salaries</u>	1406		\$ 7,640.00		\$ 0.00	0	Funding
	Funding for additional administrative salaries							
	<b><u>Administration</u></b>	<b><u>1410</u></b>		<b><u>\$ 5,560.00</u></b>		<b><u>\$ 0.00</u></b>	0	Awaiting
TX 269-1	<u>Technical Salaries</u>	1410		\$ 5,160.00		\$ 0.00	0	Funding
	The PHA is required to utilize staff time associated with procurement, resources management, and construction							
TX 269-1	<u>Sundry Costs</u>	1410		\$ 400.00		\$ 0.00	0	Awaiting
	Funds needed for advertising, and associated other costs							Funding
	<b><u>Fees and Costs</u></b>	<b><u>1430</u></b>		<b><u>\$ 6,885.00</u></b>		<b><u>\$ 6,885.00</u></b>	0	Awaiting
TX 269-1	<u>A/E Fees</u>	1430		\$ 3,102.00		\$ 3,102.00	0	Funding
	Design and construction services are required due to the scope of improvements							
TX 269-1	<u>Modernization Coordinator</u>	1430		\$ 2,585.00		\$ 2,585.00	0	Awaiting
	Services required to assist PHA in fulfillment of program							Funding
TX 269-1	<u>Fee Accountant</u>	1430		\$ 1,200.00		\$ 1,200.00	0	Awaiting
	Monthly accounting							Funding
	<b><u>Site Improvements</u></b>	<b><u>1450</u></b>		<b><u>\$ 1,500.00</u></b>		<b><u>0</u></b>	0	Awaiting
TX 269-1	<u>Sidewalk Replacement</u>	1450		\$ 1,500.00		0	0	Funding
	Replace damaged sidewalks from normal detritions							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P29650103</b> Replacement Housing Factor #:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Dwelling Structures Improvements</u></b>	<b>1460</b>		<b>\$ 29,718.00</b>		<b>0</b>	0	Awaiting
Tx296-1	<u>Kitchen Cabinet Renovations</u>	1460		\$ 9,165.00		0	0	Funding
	Repair or replace cabinet doors, hinges, pulls, counter tops and backsplashes							
Tx296-1	<u>Shower Improvements @ Family</u>	1460		\$ 6,603.00		0	0	Awaiting
	Install showers in family units complete withscald guard valves and shower accessories							Funding
Tx296-1	<u>Ceiling &amp; Wall Repairs</u>	1460		\$ 13,950.00		0	0	Awaiting
	Repair detritions to walls and ceilings due to normal detritions							Funding

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>			Grant Type and Number Capital Fund Program #: <b>TX59P29650103</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>TX296-1</b>	<b>09/05</b>			<b>09/07</b>			Due to funding constraints—Funds not yet available





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name: Housing Authority of the City of Schulenburg, Texas</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>TX59P296501002</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2002</b>
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Original Annual Statement     
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 1 ONE )  
 Performance and Evaluation Report for Period Ending: 6/30/03   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 8,340.00	\$ 8,340.00	\$ 7,040.00	\$ 7,040.00
3	1408 Management Improvements				
4	1410 Administration	\$ 6,560.00	\$ 6,560.00	\$ 5,295.36	\$ 5,295.36
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00	\$ 6,885.00	\$ 6,885.00	\$ 4,80.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 2,500.00	0	0	0
10	1460 Dwelling Structures	\$ 38,068.00	\$ 40,568.00	\$ 40,568.00	\$ 26,377.76
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$ 62,353.00</b>	<b>\$ 62,353.00</b>	<b>\$ 52,903.00</b>	<b>\$ 43,513.22</b>
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>		Grant Type and Number Capital Fund Program #: <b>TX59P296501002</b> Replacement Housing Factor #:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b><u>Operations</u></b>	<b>1406</b>		<b>\$ 8,340.00</b>	<b>\$ 8,340.00</b>	<b>\$ 7,040.00</b>	<b>\$ 7,040.00</b>	
Tx296-1	Administrative	1406		\$ 8,340.00	\$ 8,340.00	\$ 7,040.00	\$ 7,040.00	On Going
	<b><u>Administration</u></b>	<b>1410</b>		<b>\$ 6,560.00</b>	<b>\$ 6,560.00</b>	<b>\$ 5,295.36</b>	<b>\$ 5,295.36</b>	
Tx296-1	Technical Salaries	1410		\$ 5,160.00	\$ 5,160.00	\$ 3,895.36	\$ 3,895.36	On Going
Tx296-1	Travel Costs	1410		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	On Going
Tx296-1	Sundry Costs	1410		\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	
	<b><u>Fees and Costs</u></b>	<b>1430</b>		<b>\$ 6,885.00</b>	<b>\$ 6,885.00</b>	<b>\$ 6,885.00</b>	<b>\$ 4,800.00</b>	
Tx296-1	A/E Fees	1430		\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 2,500.00	On Going
Tx296-1	Modernization Coordinator	1430		\$ 2,585.00	\$ 2,585.00	\$ 2,585.00	\$ 1,500.00	On Going
Tx296-1	Fee Accountant	1430		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 800.00	On Going
	<b><u>Site Improvements</u></b>	<b>1450</b>		<b>\$ 2,500.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	Reprogrammed
Tx296-1	Restructure Sidewalks	1450		\$ 2,500.00	0	0	0	To Ffy 2003
	<b><u>Dwelling Units</u></b>	<b>1460</b>		<b>\$ 38,068.00</b>	<b>\$ 40,568.00</b>	<b>\$ 40,568.00</b>	<b>\$26,377.76</b>	
Tx296-1	Kitchen Cabinet Renovations	1460		\$ 11,155.00	\$ 13,655.00	\$ 13,655.00	\$ 8,798.76	On Going
Tx296-1	Shower Improvements @ Family	1460		\$ 14,235.00	\$ 14,235.00	\$ 14,235.00	\$ 8,165.00	On Going
Tx296-1	Ceiling & Wall Repairs	1460		\$ 12,678.00	\$ 12,378.00	\$ 12,378.00	\$ 9,414.00	On Going

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the City of Schulenburg, Texas</b>			Grant Type and Number Capital Fund Program #: <b>TX59P296501002</b> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
<b>TX296-1</b>	<b>06/03</b>	<b>12/03</b>		<b>03/04</b>				



**Required Attachment D Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

**Mr. Robert Jackson**

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **06/2005**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: **06/2005**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mr. Leo Kopeck -- Mayor**

**Required Attachment E : Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

**Ms. Helen Ehler**

**Mr. Jack Beebe**

**Mr. Lark Thomas**

**Miss Annette Pieczonka**

**Mr. Timothy Christ**

**Mr. Mark Janacek**

**Miss Rea Hanson**

**Mr. Robert Jackson**

**Required Attachment F: Statement of Progress in Meeting the 5 Year Plan**

## **Mission and Goals**

**The Housing Authority of the City of Schulenburg, Texas is actively pursuing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.**

**The Housing Authority has established a procedure to review the physical needs and will amend the work priorities due to emergency conditions and the input of the Residents Council .**

**Currently the Housing Authority has revised some of the priorities for the 2004 Capital Grant Program and amended its 5 year plan to denote these changes.**

**(see the included 5 year plan and the Annual Statement / Performance and Evaluation Report HUD 50075 )**

**Required Attachment G : Community Service Requirments**

**The Housing Authority of the City of Sdhulenburg, Texas is currently in the process of implementing a policy that will address the Community Service / Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.**

**A brief summary of the policy follows:**

- A. Background**  
A summary of the reasons for the requirement and how QHWRA requires this program
- B. Definitions**  
Community Service, Self Sufficiency, Exemptions are explained
- C. Requirments of the Program**
  - 1. Eight Hours per Month in Volunteer work or Job Training**
  - 2. Must be EACH month. MayNOT skip a month then try and catch up**
  - 3. Activities are to be performed within the community**
  - 4. Family Obligations**
    - a At lease execution and re- examination**
    - b Each quarter tenant must provide documentation of activities**
    - c Agreement to correct non compliance with in the next quarter**
    - d Change in exempt status**

**This Policy was set aside for the 2002 fiscal year due to HUD instructions and reinstated to commence with October 2003.**

**Required Attachment H: PHA Pet Policy**



**The Housing Authority of the City of Schulenburg, Texas has established a policy regarding the Ownership of Pets by residents of Public Housing in accordance with the Final Rule published in the Federal Register on July 10, 2000.**

**A brief summary of the Pet Policy follows:**

- 1 Type of animals domesticated dogs, cats, birds and fish**
- 2 Number per household One**
- 3 Size of animal less than 20 pounds, and 16 inches in height**
- 4 License requirements with the City of Schulenburg / Inoculations**
- 5 Maintenance of pets with State and local Health ordinances**
- 6 Spayed or neutered only**
- 7 No outside structures for animals**
- 8 No Commercial rasing or training of animals**
- 9 No vicious or intimidating pets on property**
- 10 Disturbances caused by pets**
- 11 Feeding and care of dogs and cats and waste**
- 12 Pets orders**
- 13 No Pet Doors**
- 14 Pet Deposit Of \$ 375.00**
- 15 Probation of feeding stray animals**
- 16 Breach of this policy is grounds for Lease Termination**

**Required Attachment J : Deconcentration of Poverty and Income Mixing Policy**

**In accordance with the final rule 903(2)(b)(2) the Schulenburg Housing Authority is exempt since it operates less than 100 public housing units**

**Required Attachment K: Voluntary Conversion Initial Assessment**

**Component 10 (B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **ONE (1)**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **All General Occupancy**
- c. How many Assessments were conducted for the PHA’s covered developments? **One Sec 8 and CHAS Report**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**Conversion to vouchers at this time would have adverse affect on the availability of affordable housing in our community at this time.**

# **Blank On Purpose**