

PHA Plans

Streamlined Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2004

PHA Name:

Brownwood Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Brownwood Housing Authority
PHA Number: TX021

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 236 Number of S8 units: Number of public housing units:
 Number of S8 units: 481

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **Joe M. Huff** Phone: **(325) 646-0790**
 TDD: Email: **joebha@hyperhog.net**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local government
 Public library PHA website Other (list below)

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

HA Code:TX021v007

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

Streamlined Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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<input checked="" type="checkbox"/>	2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed	5
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

1. What is the number of site based waiting list developments to which families may apply at one time?
2. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
3. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

a. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

b. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:

c. Status of Grant:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. 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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. 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):

HA Code:TX021v007

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification-listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Brownwood
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 on its waiting lists on the needs expressed in the Consolidated Plan/s.

HA Code:TX021v007

- 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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The Primary Goal of the Housing Authority of the City of Brownwood is to provide decent, safe, and sanitary housing for low income Tenants.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	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
X	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any 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
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	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.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <p style="text-align: center; margin: 0;">BROWNWOOD HOUSING AUTHORITY</p>		Grant Type and Number Capital Fund Program Grant No: TX21P02150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	33,700			
3	1408 Management Improvements				
4	1410 Administration	33,717			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition for Maintenance Bldg.	11,313			
9	1450 Site Improvement	31,705			
10	1460 Dwelling Structures	178,243			
11	1465.1 Dwelling Equipment—Nonexpendable	10,500			
12	1470 Nondwelling Structures	5,551			
13	1475 Nondwelling Equipment	7,443			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	337,172			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	52,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	7,500			
26	Amount of line 21 Related to Energy Conservation Measures	40,000			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: BROWNWOOD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: TX21P02150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX021-H/A WIDE	Operations	1406		33,700				
TX021-H/A WIDE	Administration	1410		33,717				
TX021-003	Architect	1430		25,000				
TX021-005	Site Acquisition for Maint.	1440		11,313				
TX021-H/A WIDE	Demo trees, road repair	1450		8,564				
TX021-001	Parking and landscaping	1450		8,125				
TX021-001	New guard lights and service	1450		6,125				
TX021-002	Demo walks/replace, repair bus stop	1450		1,724				
TX021-005	Demo repair walks, H/C signage	1450		1,650				
TX021-006	New transformer and service	1450		3,517				
TX021-007	New walk, H/C ramp, seal fences	1450		2,000				
TX021-H/A WIDE	Demo, repair, paint	1460		4,406				
TX021-001	Repair, paint, install VCT	1460		1,775				
TX021-002	Repair/remodel apts 8, 17, 20, 22, 46	1460		22,728				
TX021-003	Modernization	1460		86,513				
TX021-003	Repair guard light	1460		755				
TX021-005	Repair/remodel apts 76, 99, 117, 118	1460		8,889				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: BROWNWOOD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: TX21P02150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX021-006	Repair/remodel apts A-11, 11, 13, 14, Paint all exteriors	1460		52,893				
TX021-007	Repair Work	1460		284				
TX021-H/A WIDE	Dwelling equipment: Ranges, Refrigerators	1465.1		10,500				
TX021-H/A WIDE	Nondwelling Structures: Communications lines, Curb and gutters, Water lines	1470		5,551				
TX021-H/A WIDE	Nondwelling Equipment: Computers, Flag pole, Antenna mast, Office furniture	1475		7,443				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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

PHA Name: BROWNWOOD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: TX21P02150104 Replacement Housing Factor No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX021-H/A WIDE	06/31/06			06/31/07			
TX021-001	06/31/06			06/31/07			
TX021-002	06/31/06			06/31/07			
TX021-003	06/31/06			06/31/07			
TX021-004	06/31/06			06/31/07			
TX021-005	06/31/06			06/31/07			
TX021-006	06/31/06			06/31/07			
TX021-007	06/31/06			06/31/07			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: BROWNWOOD HOUSING AUTHORITY					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Num/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: TX21PO2150105 PHA FY: 07/01/2005	FFY Grant: TX21PO2150106 PHA FY: 07/01/2006	FFY Grant: TX21PO2150107 PHA FY: 07/01/2007	FFY Grant: TX21PO2150108 PHA FY: 07/01/2008
TX021-H/A WIDE	Annual Statement	Operations, Administration, Computer replacement, Ranges, Refrigerators, Repair/Replace Sidewalks, Landscaping	Operations, Administration, Computer replacement, New Maintenance truck, Mowing equipment, Ranges, Refrigerators, Repair/Replace Sidewalks, Landscaping	Operations, Administration, Computer replacement, New Maintenance truck, Mowing equipment, Ranges, Refrigerators, Repair/Replace Sidewalks, Landscaping	Operations, Administration, Computer replacement, Ranges, Refrigerators, Repair/Replace Sidewalks, Landscaping
TX021-001	Annual Statement	Repair storage rooms, Repair paint soffits, replace walks, landscaping	Repair storage rooms, Repair paint soffits, replace walks, landscaping	Repair/Replace windows, Repair/Replace heaters, add A/C	Repair/Replace windows, Repair/Replace heaters, add A/C
TX021-002	Annual Statement	Repair/upgrade existing concrete walks, install wheelchair ramps, improve site drainage	Additional parking, new concrete walks to access parking, landscaping	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC
TX021-003	Annual Statement	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC	Paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC, replace sidewalks	Install new underground utilities, repair sidewalks, improve site drainage	Replace sidewalks, upgrade parking, new sidewalks to access parking, landscaping

8. Capital Fund Program Five-Year Action Plan

TX021-004	Annual Statement	Landscaping	New fencing, Bus stop	Acquire adjacent property, install new concrete walks and parking	Painting, Replace carpet in six units
TX021-005	Annual Statement	Additional parking, new concrete walks to access parking, landscaping, improve site drainage	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC	Insulate, replace sheetrock, tape, texture, paint, replace windows, replace floor covering, new roofing, upgrade electrical, add storage, laundry, water heaters, and HVAC
TX021-006	Annual Statement	Replace windows, doors, paint, plant trees	Install new underground utilities, repair sidewalks, improve site drainage	Replace sidewalks, upgrade parking, new sidewalks to access parking, landscaping	Insulate, replace sheetrock, tape, texture, paint, replace floor covering, new roofing, upgrade electrical, add storage, water heaters, and HVAC
TX021-007	Annual Statement	Replace sidewalks, upgrade parking, new sidewalks to access parking, landscaping	New security fencing, curb and gutter, remove problem trees, landscaping	Replace windows, doors, paint, plant trees	Insulate, replace sheetrock, tape, texture, paint, replace floor covering, new roofing, upgrade electrical, add storage, water heaters, and HVAC
CFP Funds Listed for 5-year planning		445,100	566,314	709,600	810,100
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2005 FFY Grant: TX21PO2150105 PHA FY: 07/01/2005			Activities for Year: 2006 FFY Grant: TX21PO2150106 PHA FY: 07/01/2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX021-H/A WIDE	1406 Operations	44,510	TX021-H/A WIDE	1406 Operations	56,630
Annual	TX021-H/A WIDE	1410 Administration	50,800	TX021-H/A WIDE	1410 Administration	55,900
Statement	TX021-H/A WIDE	1430 Fees and Costs	25,000	TX021-H/A WIDE	1430 Fees and Costs	25,000
	TX021-H/A WIDE	1450 Site Improvement	58,290	TX021-H/A WIDE	1450 Site Improvement	78,284
	TX021-H/A WIDE	1460 Dwelling Structures	222,500	TX021-H/A WIDE	1460 Dwelling Structures	296,000
	TX021-H/A WIDE	1465.1 Dwelling Equipment— Nonexpendable	14,000	TX021-H/A WIDE	1465.1 Dwelling Equipment— Nonexpendable	14,500
	TX021-H/A WIDE	1470 Nondwelling Structures	5,000	TX021-H/A WIDE	1470 Nondwelling Structures	5,000
	TX021-H/A WIDE	1475 Nondwelling Equipment	25,000	TX021-H/A WIDE	1475 Nondwelling Equipment	35,000
Total CFP Estimated Cost			\$445,100			\$566,314

HOUSING COMPLEXES
 PARK HOMES, GEORGE SMITH
 SUNSET TERRACE, LA VILLITA
 COMMERCE MANOR



Housing Authority
 of the City of Brownwood, Texas
 P.O. BOX 1647 BROWNWOOD, TEXAS 76804
 TELEPHONE 325/646-0790 OR 643-1594
 FAX 325/646-7799

PHA
 JOE M. HUFF
 EXECUTIVE DIRECTOR

PROGRAMS
 SECTION 8 CERTIFICATE/VOUCHER
BRENDA PLASTER, ADMINISTRATOR

PUBLIC HOUSING
MARY HALES, PHA COORDINATOR

02/09/04
 10:00 a.m.

Resident Advisory Board meeting regarding: **Streamlined Annual PHA Plan for fiscal year 2004**

RAB Members:

Diane Pitt
 Mary Carroll
 Alma Perez
 Linda Howard
 Raymond Huffman
 Emma Martinez

Complex:

TX021-001
 TX021-002
 TX021-004
 TX021-005
 TX021-006
 TX021-007

Attendees :

Mary Carroll
 Alma Perez
 Linda Howard
 Raymond Huffman

Dear Resident Advisory Board Member,

Thank you so much for taking time to help us prepare for Fiscal Year 2004 by participating in the Streamlined Annual PHA Plan. In your copy of the Plan you will find that we have tried to address the needs of the Brownwood Housing Authority to the extent that we are financially able. As you know, here at BHA it is our mission to provide decent, safe, and sanitary housing for all of our tenants.

Analysis/Acknowledgements regarding our meeting today:

Security lighting is not functioning in areas at complexes 21-2 and 21-6 - BHA acknowledges the need for security lighting and will immediately respond to this recommendation by having all faulty exterior security lighting repaired or replaced.

Potholes in the alley behind the Pepsi Cola Plant and along Trigg Street – The street/alley mentioned here are the responsibility of the City of Brownwood and should be addressed by the City. We will try to help expedite repairs by calling the Street Department of the City of Brownwood.

Traffic traveling at high speeds along Brick Street – This will need to be addressed by the local police.

Vandalism to Ms. Howard's dryer vent and loud music by Mr. Huffman's neighbors – Complaints like these need to be filed at the BHA Office in writing complete with names and addresses at the time of the incident if possible.

Joe Huff – Executive Director

HOUSING COMPLEXES
PARK HOMES, GEORGE SMITH
SUNSET TERRACE, LA VILLITA
COMMERCE MANOR



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PUBLIC HOUSING
MARY HALES, PHA COORDINATOR

Security lighting is not functioning in areas at complexes 21-2 and 21-6 - Security lighting has been repaired.

Potholes in the alley behind the Pepsi Cola Plant and along Trigg Street – The street/alley mentioned here have been repaired by the Street Department of the City of Brownwood.

Traffic traveling at high speeds along Brick Street – The local police have been notified.

Vandalism to Ms. Howard's dryer vent at Apt. #83/21-5 and loud music by Mr. Huffman's neighbors – These complaints have been addressed and rectified by BHA.

Joe Huff – Executive Director

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

PHA Name: <p style="text-align: center;">Brownwood Housing Authority</p>	Grant Type and Number Capital Fund Program: TX21P021501-03 Capital Fund Program: Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2003</p>
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<input 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: 04/30/03	<input type="checkbox"/> 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	0		0	0
2	1406 Operations	33,700		33,700	33,700
3	1408 Management Improvements	0		0	0
4	1410 Administration	46,200		46,200	46,200
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	35,000		35,000	35,000
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	47,494		47,494	47,494
10	1460 Dwelling Structures	84,434		84,434	84,434
11	1465.1 Dwelling Equipment - Nonexpendable	10,500		10,500	10,500
12	1470 Nondwelling Structures	78,944		78,944	78,944
13	1475 Nondwelling Equipment	900		900	900
14	1485 Demolition	0		0	0

15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1498 Mod Used for Development	0		0	0
19	1502 Contingency	0		0	0
20	Amount of Annual Grant: (sum of line 2-19	337,172	0	337,172	337,172
21	Amount of Line 20 Related to LBP Activities	10,000		0	0
22	Amount of Line 20 Related to section 504 Compliance	0		0	0
23	Amount of Line 20 Related to Security	20,000			
24	Amount of Line 20 Related to Energy Conservation Measures	58,050			

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Annual Statement/Performance and Evaluation Report

Capital Fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part II: Supporting Pages

PHA Name Brownwood Housing Authority 01/16/04		Grant Type and Number Capital Fund Program TX21P021501-03 #: Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2003				
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	
TX21-H/A Wide	Operations	1406		33,700		33,700	33,700	
TX21-H/A Wide	Administration	1410		46,200		46,200	46,200	
TX21-003	Architect	1430		35,000		35,000	35,000	
TX21-001	Remodel Community Rm/Repair Facia	1450		8,482		8,482	8,482	
TX21-002	Remove Trees and Stumps	1450		3,680		3,680	3,680	
TX21-002	Remodel Community Rm/Admin. Bldg.	1450		2,900		2,900	2,900	
TX21-002	Repair Concrete Walks	1450		3,000		3,000	3,000	
TX21-004	Signage, Parking Areas, Seal Fences	1450		1,047		1,047	1,047	
TX21-005	Demo/Install Walks	1450		14,300		14,300	14,300	
TX21-006	New Parking Areas	1450		14,085		14,085	14,085	
TX21-001	Repair Storage, Make Readys	1460		801		801	801	
TX21-002	Repair Apts: 1, 11, 21, 25, & 46	1460		750		750	750	
TX21-003	Repair Apt. #2, Paint Soffits	1460		250		250	250	
TX21-003	Start Complete Rehab of 14 Units	1460		81,663		81,663	81,663	
TX21-004	Exterior Signage, Re-finish Cabinets	1460		970		970	970	
TX21-005	New Maintenance Building	1470		78,944		78,944	78,944	
TX21-H/A Wide	Maintenance, Cutting torch, Lift, Vacuums	1475		900		900	900	
TX21-H/A Wide	20 Refrigerators & 20 Ranges	1465.1		10,500		10,500	10,500	

Annual Statement/Performance and Evaluation Report

Capital Fund program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Part III: Implementation Schedule

PHA Name: Brownwood Housing Authority			Grant Type and Number Capital Fund TX21P021501-03 Program #: Capital Fund ProgramReplacement Housing Factor #:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TX21-H/A Wide	12/30/05		01/00/00			06/30/06		
TX21-H/A Wide	12/30/05		01/00/00			06/30/06		
TX21-003	12/30/05		01/00/00			06/30/06		
TX21-001	12/30/05		01/00/00			06/30/06		
TX21-002	12/30/05		01/00/00			06/30/06		
TX21-002	12/30/05		01/00/00			06/30/06		
TX21-002	12/30/05		01/00/00			06/30/06		
TX21-004	12/30/05		01/00/00			06/30/06		
TX21-005	12/30/05		01/00/00			06/30/06		
TX21-006	12/30/05		01/00/00			06/30/06		
TX21-001	12/30/05		01/00/00			06/30/06		
TX21-002	12/30/05		01/00/00			06/30/06		
TX21-003	12/30/05		01/00/00			06/30/06		
TX21-003	12/30/05		01/00/00			06/30/06		
TX21-004	12/30/05		01/00/00			06/30/06		
TX21-005	12/30/05		01/00/00			06/30/06		
TX21-H/A Wide	12/30/05		01/00/00			06/30/06		
TX21-H/A Wide	12/30/05		01/00/00			06/30/06		

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