

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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:

**Housing Authority of the City of
McKinney**

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: Housing Authority of the City of McKinney

PHA Number: TX027

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: 203

Number of S8 units:

Number of public housing units:

Number of S8 units: 345

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: Leonard McGowan

Phone: 972-542-5641

TDD:

Email (if available): lmg1044@aol.com

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, 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)

Streamlined Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[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.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- X 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- X 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- X 6. Supporting Documents Available for Review
- X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 8. Capital Fund Program 5-Year Action Plan

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-LLL a, 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. **NO**

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. 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:

B. 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. X 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 X 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 X 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).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> 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:

Based upon pre-determined capacity, any Section 8 eligible applicant or program participant who has been issued a Section 8 Housing Voucher may utilize the subsidy to purchase rather than rent a home. A family must meet the requirements for admission to or continued participation in the MHA Section 8 program. Other requirements include:

1. The homeownership option will be included in all Briefing and Re-housing classes as well as media and community announcements. Current Section 8 participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
2. The head of household or co-head that has previously defaulted on a mortgage obtained through the homeownership option is barred from participation.

3. Participant families must be first-time homeowners, where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership option. An exception shall be a displaced homemaker or single parent who owned a home with a former spouse. (Title to a mobile home is not considered as homeownership for purposes of this option.)
4. Participants in the Section 8 Homeownership Program must enroll in pre- and post-purchase homeownership counseling and be deemed to be mortgage ready before a homeownership voucher will be issued. At a minimum, the counseling will cover the following:
 - a. Home maintenance
 - b. Budget and money management
 - c. Credit counseling
 - d. Negotiating the purchase price
 - e. Financing
 - f. Locating a home
 - g. De-concentration issues
 - h. Family must purchase only a home that passes HQS inspection
5. The head of household or co-head must be employed full time (as defined by HUD to be average 30 hours per week) and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household or co-head are disabled or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
6. The family's income must be equal to or exceed the HUD minimum income requirement, currently set at 2000 hours times the Federal minimum wage. Public assistance income may not be used for meeting this requirement, except for households in which the head or co-head is elderly or disabled and households that include a disabled person other than head or co-head. (Public Assistance includes federal housing assistance or the housing component of a welfare grant; TANF assistance; SSI that is subject to an income eligibility test; food stamps; general assistance provided under a Federal, state or local program that provides assistance available to meet family living or housing expenses.)

a. Size of Program

X 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? 5

b. PHA-established eligibility criteria

X 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)?

In the pilot year of the program, FY 2004, the McKinney Housing Authority will:

- identify potential participants and
- establish a pre-homeownership counseling program

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The McKinney Housing Authority staff includes one who has completed a certificate program for the Section 8 Homeownership Program; an experienced Section 8 Counselor/Coordinator and a former administrator of the homeownership program.

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

- X Establishing a minimum homeowner downpayment 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.
- X 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.
- X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
 - Consumer Credit Counseling Service – homeownership component – > than 10 yrs experience
 - Lifepath Systems – > than 5 years experience
- X Demonstrating that it has other relevant experience (list experience below):

The McKinney Housing Authority staff includes one who has completed a certificate program for the Section 8 Homeownership Program; an experienced Section 8 Counselor/Coordinator and a former administrator of the homeownership program.

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 McKinney

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.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Provide increased homeownership opportunities for low-income persons
 - Continue to seek financing assistance by pursuing vouchers upon notice of funding availability
- Other: (list below)

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

- Provide increased homeownership opportunities for low-income persons
- Continue to seek financing assistance by pursuing vouchers upon notice of funding availability
- Provide additional funding for repairs through the Capital Fund

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
X	<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 Pla .</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
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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. X 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. X 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. X 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-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X 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
X	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
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
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	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs X 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
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	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 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). X 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
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	Annual Plan: Resident Input Summary
N/A	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

McKinney Housing Authority 2004 – 2005 Annual Plan Resident Input Summary

The McKinney Housing Authority met with residents from all public housing complexes in order to obtain input for the 2004 – 2005 Annual Plan. As a result, major items that were addressed included:

- Updating/replacing tub units
- Updating/replacing sink units
- Updating/replacing window/door units
- Updating/replacing heating units
- Updating/replacing appliances
- Updating/replacing playground equipment
- Updating lighting on the grounds

Some of these items were also addressed in the Physical Needs Assessment report.

In an effort to address these concerns, the proposed Capital Fund budget allocation was established.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 12/31/02 <input checked="" 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	0.00			
3	1408 Management Improvements	25,000.00		11,224.98	11,224.98
4	1410 Administration	7,512.00		3,415.25	3,415.25
5	1411 Audit	8,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	28,500.00		12,880.00	12,880.00
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	18,000.00		21,106.53	21,106.53
10	1460 Dwelling Structures	21,000.00		26,744.28	26,744.28
11	1465.1 Dwelling Equipment—Nonexpendable	11,200.00		5,167.97	5,167.97
12	1470 Nondwelling Structures	201,500.00		0.00	0.00
13	1475 Nondwelling Equipment	3,050.00		115.00	115.00
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$323,762.00		80,654.01	80,654.01
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation	0.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements:							
	Purchase software for computers	1408		2,000.00				
	Provide for 5-Year Plan Consulting	1408		5,000.00				
	Provide Training for Executive Director/Staff	1408		18,000.00				
	Subtotal	1408		25,000.00		11,224.98		45% Complete

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

PHA Name: Housing Authority of the City of McKinney		Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Administration:							
	Part-time help during CFP, including non-technical	1410		5,512.00				
	Sundry	1410		2,000.00				
	Subtotal	1410		7,512.00		3,415.25	3,415.25	45% Complete
	Audit: Audit Fees	1411		8,000.00				
	Subtotal	1411		8,000.00		0.00	0.00	0% Complete
	Fees & Costs:							
	On-site inspector to monitor work in progress	1430		3,500.00				
	Architect/engineer to develop drawings & specifications, carry out bid procurement, administer contract & make on-site observation of work in progress.	1430		25,000.00				
	Subtotal	1430		28,500.00		12,880.00	12,880.00	45% Complete

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

PHA Name: Housing Authority of the City of McKinney		Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Equipment:							
	Purchase refrigerators @\$500 ea.	1465	10	5,000.00				
	Purchase ranges @\$310 ea.	1465	20	6,200.00				
	Subtotal	1465		11,200.00		5,167.97	5,167.97	46% Complete
	Non-Dwelling Equipment							
	Purchase computers	1475		3,050.00				
	Subtotal	1475		3,050.00		115.00	115.00	4% Complete
	Site Improvement:							
	Improvements to site	1450		18,000.00				
	Subtotal	1450		18,000.00		21,106.53	21,106.53	117% Complete
	Dwelling Structures:							
	Labor & material for HVAC in dwelling units	1460		21,000.00				
	Subtotal	1460		21,000.00		26,744.28	26,744.28	127% Complete

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

PHA Name: Housing Authority of the City of McKinney		Grant Type and Number Capital Fund Program Grant No: TX21P02750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
TX027-HA Wide								
	Non-Dwelling Structures:							
	Build central maintenance facility (Phase II)	1470		201,500.00				
	Subtotal	1470		201,500.00		0.00	0.00	0% Complete
	Build central maintenance facility (Phase II)	1470		201,500.00				
			GRAND TOTAL	\$323,762.00		80,654.01	80,654.01	25% Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program No: TX21P02750102 Replacement Housing Factor No:				Federal FY of Grant: 2002
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	
TX027 HA-Wide	12/31/2003	6/30/2004		6/30/2005			Time-frame for issuance of building permit from City for maintenance facility build-out

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1) 12/30/2003 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	0.00			
3	1408 Management Improvements	15,000.00			
4	1410 Administration	4,512.00			
5	1411 Audit	8,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	14,000.00			
10	1460 Dwelling Structures	21,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	6,200.00			
12	1470 Nondwelling Structures	176,099.00			
13	1475 Nondwelling Equipment	3,050.00			
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)	\$251,361.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation	0.00			

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1) 12/30/2003 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
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:			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 Work
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Management Improvements:							
	Purchase software for computers	1408		2,000.00				
	Provide for 5-Year Plan Consulting	1408		5,000.00				
	Provide Training for Executive Director/Staff	1408		8,000.00				
	Subtotal	1408		15,000.00				0% Complete

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Administration:							
	Part-time help during CFP, including non-technical	1410		2,512.00				
	Sundry	1410		2,000.00				
	Subtotal	1410		4,512.00				0% Complete
	Audit: Audit Fees	1411						
	Subtotal	1411		8,000.00				0% Complete
	Fees & Costs:							
	On-site inspector to monitor work in progress	1430						
	Subtotal	1430		3,500.00				0% Complete
	Dwelling Equipment:							
	Purchase refrigerators @\$500 ea.	1465	10	3,000.00				
	Purchase ranges @\$310 ea.	1465	20	3,200.00				

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
TX027-HA Wide								
	Subtotal	1465		6,200.00				0% Complete
	Non-Dwelling Equipment							
	Purchase computers	1475						
	Subtotal	1475		3,050.00				0% Complete
	Site Improvement:							
	Improvements to site	1450		14,000.00				
	Subtotal	1450		14,000.00		2,295.50	2,295.50	16% Complete
	Dwelling Structures:							
	Labor & material for HVAC in dwelling units	1460						
	Subtotal	1460		21,000.00		3,628.20	3,628.20	17% Complete
	Non-Dwelling Structures:							
	Build central maintenance facility (Phase II)	1470		176,099.00				

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750103 Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
TX027-HA Wide								
	Subtotal	1470		176,099.00				
	Build central maintenance facility (Phase II)	1470		176,099.00		0.00	0.00	0% Complete
			GRAND TOTAL	251,361.00		5,923.70	5,923.70	2% Complete

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program No: TX21P02750103 Replacement Housing Factor No:				Federal FY of Grant: 2003
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	
TX027 HA-Wide	6/30/2005			6/30/2007			

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750104 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:) 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	10,000.00			
3	1408 Management Improvements	25,000.00			
4	1410 Administration	9,636.00			
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	35,000.00			
10	1460 Dwelling Structures	75,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	11,000.00			
12	1470 Nondwelling Structures	80,725.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$251,361.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation	0.00			

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) 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
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750104 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
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Operations:							
	Contingency funds for Maintenance staff certification in specialty areas	1406		10,000.00				
	Subtotal			10,000.00				
	Management Improvements:							
	Purchase software for computers & phone equip	1408		5,000.00				
	Provide for 5-Year Plan Consulting	1408		2,000.00				

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750104 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	
TX027-HA Wide				Original	Revised	Funds Obligated	Funds Expended	
	Provide Training for Executive Director/Staff	1408		18,000.00				
	Subtotal	1408		25,000.00				
	Administration:							
	Part-time help during CFP, including non-technical	1410		5,636.00				
	Sundry	1410		4,000.00				
	Subtotal	1410		9,636.00				
	Audit: Audit Fees	1411		5,000.00				
	Subtotal	1411		5,000.00				
	Dwelling Equipment:							
	Purchase refrigerators@\$500	1465	10	5,000.00				
	Purchase ranges @ \$310	1465	10	3,100.00				
	Purchase sinks @ 200	1465	15	2,900.00				
	Subtotal	1465		11,000.00				
	Site Improvement:							
	Improvements to site	1450		35,000.00				
	Subtotal	1450		35,000.00				

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program Grant No: TX21P02750104 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	
TX027-HA Wide								
	Dwelling Structures:							
	Labor & material for HVAC, tubs & flooring in dwelling units	1460		75,000.00				
	Subtotal	1460		75,000.00				
	Non-Dwelling Structures:							
	Central Maintenance Facility	1470		80,725.00				
	Subtotal	1470		80,725.00				
			GRAND TOTAL	\$251,361.00				

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: Housing Authority of the City of McKinney			Grant Type and Number Capital Fund Program No: TX21P02750104 Replacement Housing Factor No:				Federal FY of Grant: 2004
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	
TX027	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/2006			6/30/2007			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of McKinney				<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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2005 PHA FY: 2005	FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008
PHA Wide	Annual Statement				
CFP Funds Listed for 5-year planning		\$251,361.00	\$251,361.00	\$251,361.00	\$251,361.00
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 Years 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u> 2 </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX027	Site Improvement:		TX027	Management Improvements:	
Annual	HA-Wide	Improvements to site	22,000.00	HA-Wide	Purchase software for computers	2,000.00
Statement		Subtotal	22,000.00		Provide for 5-Year Plan Consulting	2,000.00
					Provide Training for Executive Director & Staff	18,000.00
		Dwelling Structures:			Subtotal	22,000.00
		Labor and material for HVAC in dwelling units	22,000.00			
		Subtotal	22,000.00		Administration:	
					Part-time help during CFP, including non-technical	636.00
		Comprehensive MOD (approx 30 units):			Sundry	4,000.00
		Replace cabinets, install dishwashers, garbage disposals, replace deteriorated bathtubs, add vanity, replace rotten floors	175,725.00		Subtotal	4,636.00

8. Capital Fund Program Five-Year Action Plan

		Subtotal	175,725.00			
					Audit:	
					Audit fees	5,000.00
					Subtotal	5,000.00
Total CFP Estimated Cost						\$251,361.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Years 1	Activities for Year : 3 FFY Grant: 2006 PHA FY: 2006			Activities for Year: _3_ FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX027	Site Improvement:		TX027	Management Improvements:	
Annual	HA-Wide	Improvements to site	18,000.00	HA-Wide	Purchase software for computers	2,000.00
Statement		Subtotal	18,000.00		Provide for 5-Year Plan Consulting	2,000.00
					Provide Training for Executive Director & Staff	18,000.00
		Dwelling Structures:			Subtotal	22,000.00
		Labor and material for HVAC in dwelling units	21,000.00			
		Subtotal	21,000.00		Administration:	
					Part-time help during CFP, including non-technical	5,512.00
		Comprehensive MOD (approx 26 units):			Sundry	2,000.00
		Replace cabinets, install dishwashers, garbage disposals, replace deteriorated bathtubs, add vanity, replace rotten floors	163,599.00		Subtotal	7,512.00
		Subtotal	163,599.00			
					Audit:	

8. Capital Fund Program Five-Year Action Plan

					Audit fees	5,000.00
					Subtotal	5,000.00
					Dwelling Equipment:	
					Purchase refrigerators @ \$500 ea.	5,000.00
					Purchase ranges @ \$310 ea.	6,200.00
					Subtotal	11,200.00
					Non-Dwelling Equipment:	
					Purchase computers	3,050.00
					Subtotal	3,050.00
Total CFP Estimated Cost						\$251,361.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Years 1	Activities for Year : 4 FFY Grant: 2007 PHA FY: 2007			Activities for Year: _4_ FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX027	Site Improvement:		TX027	Management Improvements:	
Annual	HA-Wide	Improvements to site	22,000.00	HA-Wide	Purchase software for computers	2,000.00
Statement		Subtotal	22,000.00		Provide for 5-Year Plan Consulting	2,000.00
					Provide Training for Executive Director & Staff	18,000.00
		Dwelling Structures:			Subtotal	22,000.00
		Labor and material for HVAC in dwelling units	24,000.00			
		Subtotal	24,000.00		Administration:	
					Part-time help during CFP, including non-technical	5,636.00
		Comprehensive MOD (approx 31 units):			Sundry	4,000.00
		Replace cabinets, install dishwashers, garbage disposals, replace deteriorated bathtubs, add vanity, replace rotten floors	168,725.00		Subtotal	9,636.00
		Subtotal	168,725.00		Audit:	

8. Capital Fund Program Five-Year Action Plan

					Audit fees	5,000.00
					Subtotal	5,000.00
Total CFP Estimated Cost						\$251,361.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Years 1	Activities for Year : 5 FFY Grant: 2008 PHA FY: 2008			Activities for Year: _5_ FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	TX027	Site Improvement:		TX027	Management Improvements:	
Annual	HA-Wide	Improvements to site	22,000.00	HA-Wide	Purchase software for computers	2,000.00
Statement		Subtotal	22,000.00		Provide for 5-Year Plan Consulting	2,000.00
					Provide Training for Executive Director & Staff	18,000.00
		Dwelling Structures:			Subtotal	22,000.00
		Labor and material for HVAC in dwelling units	24,000.00			
		Subtotal	24,000.00		Administration:	
					Part-time help during CFP, including non-technical	5,636.00
		Comprehensive MOD (approx 31 units):			Sundry	4,000.00
		Replace cabinets, install dishwashers, garbage disposals, replace deteriorated bathtubs, add vanity, replace rotten floors	168,725.00		Subtotal	9,636.00
		Subtotal	168,725.00		Audit:	

8. Capital Fund Program Five-Year Action Plan

					Audit fees	5,000.00
					Subtotal	5,000.00
Total CFP Estimated Cost						\$251,361.00