

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2004

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

**PHA Plan  
Agency Identification**

**PHA Name:** Temple Housing Authority

**PHA Number:** 30

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2004

**Public Access to Information**

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

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

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

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life for all persons of low income in the city.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)  
Develop affordable single family homes for ownership by low income families.
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Operate community center on minority heavy side of city as center of social life and public concerns.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

Continue to improve THA locally owned rental choice to include single family, duplexes and multifamily units.

Partner with major local hospital to build and operate multifamily units for low-income medical students and other eligible residents.

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: Maintain night patrols by police and provide COPS substations.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - Provide GED training and scholarships for local college attendees
  - Operate community center on minority heavy side of city and provide additional programs for elderly using service coordinator.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
  - \* Use Texas Department of Housing and Community Affairs and City of Temple Down Payment Assistance funds to provide homeownership opportunities.
  - \* Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.

**Other PHA Goals and Objectives: (list below)**

**No other goals or objectives.**

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**  
 **Small Agency (<250 Public Housing Units)**  
 **Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Not required - optional component**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- (tx030a01) Admissions Policy for Deconcentration
- See Plan Text FY 2002 Capital Fund Program Annual Statement
- See Plan Text FY 2003 Capital Fund Program Annual Statement (Formula)
- See Plan Text FY 2003 Capital Fund Program Annual Statement (Bonus)
- See Plan Text FY 2004 Capital Fund Program Annual Statement
- Not Applicable Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- tx030b01 Civil Rights Certifications
- tx030c01 Drug Free Workplace Certification
- tx030d01 Disclosure of Lobbying Activities
- tx030e01 Certification of Payments to Influence Federal Transactions
- tx030f01 Resident Advisory Board Member List
- tx030g01 THA Resident board Member
- tx030h01 Implementation of Public Housing resident Community Service Requirements
- tx030i01 Summary of Progress Meeting 5 Year Plan Goals
- tx030j01 Voluntary conversion of Public Housing to Tenant-based Assistance

**Optional Attachments:**

- (tx030k01) PHA Management Organizational Chart
- See Plan Text FY 2004 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- See Plan Text Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
- (tx030l01) Substantial Deviation/Significant amendment Definition

**Supporting Documents Available for Review**

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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
1-X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
2-X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
3-X	Fair Housing Documentation: 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
4-X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
5-X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
6-X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
7-X	Public housing rent determination policies, including the methodology 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



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
8-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
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
9-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
11-X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
12-X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
16-X	Any cooperative agreement between the PHA and the TANF agency	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
19-X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
19-X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Resident Advisory Board Suggestions	Annual Plan: Residents and Public comments
	Pet Policy	Annual Plan: Pet Policy

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	1680	5	4	4	2	3	5
Income >30% but <=50% of AMI	1413	5	4	4	2	3	4
Income >50% but <80% of AMI	2144	4	4	4	2	3	4
Elderly	1201	4	4	4	2	2	2
Families with Disabilities	105	5	5	4	4	5	5
Race/Ethnicity W	2805	5	4	4	2	3	2
Race/Ethnicity B	1334	5	4	4	2	3	5
Race/Ethnicity H	858	5	4	4	2	3	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity Other	240	5	4	4	2	3	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2004-2005
- U.S. Census data: the 2000 Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

### B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	118		119
Extremely low income <=30% AMI	62	53	
Very low income (>30% but <=50% AMI)	52	44	
Low income (>50% but <80% AMI)	4	3	

<b>Housing Needs of Families on the Waiting List</b>			
Families with children	38	32	
Elderly families	14	12	
Families with Disabilities	17	14	
Race/ethnicity	71	60	
Race/ethnicity	32	27	
Race/ethnicity	15	13	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	79	67	41
2 BR	18	15	59
3 BR	17	15	16
4 BR	4	3	3
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. (Apply for Tenant Based Rental Assistance vouchers through Texas Department of Housing and Community Affairs.)
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)  
Provide supportive services to promote education advancement, job search and placement, childcare and other identified services.

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)  
Provide supportive services to promote education advancement, job search and placement, childcare and other identified services.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
Provide a Service Coordinator to assess individuals to determine needs and provide services which will enable elderly residents to live independently for as long as possible.  
Provide Service Coordinator to coordinate activities such as meals, health fairs and outings for elderly and Friendship House Community Center participants.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)  
Provide a Service Coordinator to assess individuals to determine needs and provide services which will enable disabled residents to live independently for as long as possible.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs  
 Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units  
 Market the section 8 program to owners outside of areas of poverty /minority concentrations  
 Other: (list below)  
Comply with marketing strategies listed in existing Fair Housing Marketing Plan.

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints  
 Staffing constraints  
 Limited availability of sites for assisted housing  
 Extent to which particular housing needs are met by other organizations in the community  
 Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA  
 Influence of the housing market on PHA programs  
 Community priorities regarding housing assistance  
 Results of consultation with local or state government  
 Results of consultation with residents and the Resident Advisory Board  
 Results of consultation with advocacy groups  
 Other: (list below)  
\* Efficient management of existing THA Public Housing units enable more residents to be served and reduces the length of time on the waiting list for applicants.  
\* Tenant Based Rental Assistance program expands provision of resident subsidy.  
\* Provision of social services provides support activities, such as childcare, scholarships, and tutoring, which enables adults family members to enroll in academic and vocational training and participate in job search and placement.

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	254,333	
b) Public Housing Capital Fund	441,078	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	20,642	
h) Community Development Block Grant		
i) HOME	N/A	N/A
Other Federal Grants (list below)		
Elderly Service Coordinator (2002 & 2003)	32,570	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund Program 2002	32,391	
<b>3. Public Housing Dwelling Rental Income</b>	666,722	Public Housing Operation
<b>4. Other income (list below)</b>		
Excess utilities	28,500	Public Housing Operation
Other Income	500	Public Housing Operation
Sales and Services	21,000	Public Housing Operation



<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Late charges	4,500	Public Housing Operation
Pay telephone commission	15	Public Housing Operation
Laundry commission	2,000	Public Housing Operation
Lawn care (non elderly)	7,275	Public Housing Operation
Cable income	8,720	Public Housing Operation
BHA management fee	25,672	Public Housing Operation
<b>4. Non-federal sources</b> (list below)		
Investment income	5,965	Public Housing Operation
<b>Total resources</b>	1,551,883	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time) (30 Days)  
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. 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 subsection **(3) Assignment**

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)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

## 2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1  Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1  Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

## **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

### **(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8 - Not Applicable

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan



6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Comparison with other similar assisted units in the city with comparable amenities and services.

## B. Section 8 Tenant-Based Assistance NOT APPLICABLE

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

### (2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0

- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management Not required to submit – High Performer**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

### 6. PHA Grievance Procedures Not required to submit – High Performer

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

#### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

#### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

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

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:  Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050104 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	27,000.00			
4	1410 Administration	42,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,650.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	207,950.00			
11	1465.1 Dwelling Equipment—Nonexpendable	19,426.00			
12	1470 Nondwelling Structures	65,400.00			
13	1475 Nondwelling Equipment	56,000.00			
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)	\$425,926.00			
21	Amount of Annual Grant: (sum of line 2-20)	\$425,926.00			



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Temple Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P03050104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	11,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050104 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	
TX 30-01	Install exterior door sets	1460		54,000				
TX 30-02	Install exterior door sets	1460		39,000				
TX 30-03								
TX30-04	Replace central heating/air Architect	1460 1430		79,950 7,650				
TX 30-07	Install exterior door sets	1460		25,000				
PHA Wide	Replace Appliances	1465		19,426				
	Overtime Police Patrols	1408		11,000				
	Maintenance shop – parking lot concrete replacement	1470		65,400				
	Replace 2 vehicles	1475		35,000				
	Maintenance equipment	1475		10,000				

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

PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050104 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	
	Painting	1460		10,000				
PHA Wide Mgmt Needs	Office equipment, computer, furnishings	1475		11,000				
	Staff training	1408		1,000				
	Social Services Coordinator	1408		15,000				
PHA Wide Admin	Salary and benefits CFP Grand Administrator	1410		42,500				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program No: TX21P03050104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
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	
TX 30-01	09/14/06			09/14/08			
TX 30-02	09/14/06			09/14/08			
TX 30-03	09/14/06			09/14/08			
TX30-04	09/14/06			09/14/08			
TX 30-07	09/14/06			09/14/08			
PHA Wide Mgmt	09/14/06			09/14/08			
PHA Wide Admin	09/14/06			09/14/08			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:  Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 03/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	7,320		7,320	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	11,680		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	54,298		0	0
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)	73,298.00		7320.00	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 03/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050203 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	
TX 30-02	Install central heating and air	1460		11,680				
PHA Wide	Replace 2 vehicles	1475	2	45,000				
	Maintenance equipment	1475		9,298				
PHA Wide Administration	Salary & benefits grant administrator	1410		7,320				
	Grant writing							

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Temple Housing Authority			Grant Type and Number Capital Fund Program No: TX21P03050203 Replacement Housing Factor No:			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	
TX 30-02	12/31/06			12/31/08			
PHA Wide	12/31/06			12/31/08			
PHA Wide Administration	12/31/06			12/31/08			



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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 3/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3,000	3,000		
4	1410 Administration	36,000	36,000	36,000.00	23,897.40
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,400	17,400		
8	1440 Site Acquisition				
9	1450 Site Improvement		7,468		
10	1460 Dwelling Structures	271,380	263,912		
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	15,000		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	25,000	5,047.61	5,047.61
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)	367,780	367,780	41,047.61	28,945.01
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:  <b>Temple Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX21P03050103 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	
TX 30-01								
TX 30-02	Install central heating and air	1460	50	248,912				
	Architect	1430		17,400				
TX 30-03	Concrete Flatwork	1460		5,000				
	Install Fence	1450	1	7,468				Fungebility 2005
PHA Wide	Replace appliances	1465		15,000				
	Replace 2 vehicles	1475						
	Maintenance equipment	1475						
	Painting	1460		10,000				
PHA Wide Management needs	Office equipment, computer, furnishing	1475		25,000		5,047.61	5,047.61	
	Staff training	1408		3,000				
PHA Wide Administration	Salary & benefits grant administrator	1410		36,000		36,000.00	23,897.40	
	Grant writing							

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

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Temple Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: TX21P03050103 Replacement Housing Factor No:					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	
TX 30-02	10/31/05			10/31/07			
TX 30-03	10/31/05			10/31/07			
PHA Wide	10/31/05			10/31/07			
PHA Wide Management needs	10/31/05			10/31/07			
PHA Wide Administration	10/31/05			10/31/07			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:  Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 03/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3000.00	3,000.00	2,261.19	2,261.19
4	1410 Administration	45,000.00	45,000.00	45,000.00	45,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,668.00	9,668.00	17,699.76	16,279.76
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	330,885.00	325,936.51	288,987.56	288,987.56
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	10,003.20	10,003.20	10,003.20
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	61,850.00	66,795.29	64,060.29	64,060.29
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)	460,403.00	460,403.00	428,012.00	426,592.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation 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: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050102 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.	Quant ity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX 30-01	Install central heating and air	1460		150,885.00	126,808.00	126,808.00	126,808.00	Complete
TX 30-02	Install central heating and air	1460		0	16,349.19	0	0	
	Sidewalk repair (Projects 02 and 03)	1460		0	16,299.56	16,299.56	16,299.56	Complete
TX 30-03	Replace kitchen cabinets/countertops	1460	74	170,000.00	128,599.76	118,000.00	118,000.00	Complete
	Architect/Asbestos Consultant	1430		9,668.00	9,668.00	17699.76	16,279.76	
	Asbestos Abatement	1460		0	27,880.00	27,880.00	27,880.00	Complete
PHA Wide	Vehicle replacement	1475	3	44,850.00	47,984.00	47,984.00	47,984.00	Complete
	Replace appliances	1465		10,000.00	10,003.20	10,003.20	10,003.20	Complete
	Painting	1460		10,000.00	10,000.00	0	0	
	Maintenance equipment	1475		8,000.00	8,000.00	5,265.00	5,265.00	
PHA Wide Management needs	Office equipment, computer, furnishing	1475		9,000.00	10,811.29	10,811.29	10,811.29	Complete
	Staff training	1408		3,000.00	3,000.00	2,261.19	2261.19	
PHA Wide Administration	Salary & benefits grant administrator	1410		35,000.00	35,000.00	38366.19	38366.19	Complete
	Grant writing	1410		10,000.00	10,000.00	6633.81	6633.81	Complete

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Temple Housing Authority</b>			<b>Grant Type and Number</b> Capital Fund Program No: TX21P03050102 Replacement Housing Factor No:				<b>Federal FY of Grant: 2002</b>
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	
TX 30-01	3/31/04	6/11/04		6/30/04	6/11/06		
TX 30-02	3/31/04	6/11/04		6/30/04	6/11/06		
TX 30-03	3/31/04	6/11/04		6/30/04	6/11/06		
TX 30-04	3/31/04	6/11/04		6/30/04	6/11/06		
TX 30-07	3/31/04	6/11/04		6/30/04	6/11/06		
PHA Wide	3/31/04	6/11/04		6/30/04	6/11/06		
PHA Wide Mgmt	3/31/04	6/11/04		6/30/04	6/11/06		
PHA Wide Admin	3/31/04	6/11/04		6/30/04	6/11/06		

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name -or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name		<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
TX 30-01			53,000	79,500	
TX 30-01			47,500	34,700	
TX 30-03		16,400		67,000	79,500
TX 30-04		53,000	39,200	49,800	96,500
TX 30-07		106,600	12,000		
TX 30 PHA Wide		166,000	180,300	111,000	156,000
TX 30 PHA Wide Mgmt		53,000	63,000	53,000	63,000
TX 30 PHA Wide Admin		45,000	45,000	45,000	45,000
CFP Funds Listed for 5-year planning	440,000	440,000	440,000	440,000	440,000
Replacement Housing Factor Funds					



### Capital Fund Program Five-Year Action Plan

#### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :_2005___ FFY Grant: 2005 PHA FY: 2005			Activities for Year: 2006___ FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual</b>	TX 30-01			TX 30-01	Rehab bathrooms Architect	50,000 3,000
	TX 30-02			TX 30-02	Rehab bathrooms Architect Reroof buildings	25,000 2,500 20,000
<b>Statement</b>	TX 30-03	Install fence by railroad	16,400	TX 30-03		
	TX 30-04	Reroof building Architect	50,000 3,000	TX 30-04	Remodel common areas Architect Common area furniture	15,000  4,200 20,000
	TX 30-07	Replace windows Replace roofs Architect	50,000 50,000 6,600	TX 30-07	Concrete flatwork	12,000
	TX 30 PHA Wide	Appliances Overtime police patrols Architect Replace vehicles Maintenance equip. Painting	20,000 16,000 5,000 55,000 40,000 30,000	TX 30 PHA Wide	Appliances Overtime police patrols Operations Replace vehicles Maintenance equip. Painting	20,000 16,000 50,000 50,000 24,300 20,000
	TX 30 PHA Wide Mgmt	Office equip. computer, furnishings Staff Training Social Service Coordinator	15,000  3,000 35,000	TX 30 PHA Wide Mgmt	Office equip. computer, furnishings Staff Training Social Service Coordinator	25,000  3,000 35,000
	TX 30 PHA Wide Admin	Salary & Ben CFP Grant Administrator	45,000	TX 30 PHA Wide Admin	Salary & Ben CFP Grant Administrator	45,000
<b>Total CFP Estimated Cost</b>			<b>\$440,000</b>			<b>\$440,000</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year :_2007__ FFY Grant: 2007 PHA FY: 2007			Activities for Year: 2008__ FFY Grant: 2008 PHA FY: 2008		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
TX 30-01	Reroof Buildings	79,500	TX 30-01		
TX 30-02	Concrete Flatwork Reroof Buildings	18,000 16,700	TX 30-02		
TX 30-03	Sewer Upgrade Reroof FSH	52,000 15,000	TX 30-03	Remodel bathrooms	79,500
TX 30-04	Replace Windows	49,800	TX 30-04	Replace chiller system with individual AC units	96,500
TX 30-07			TX 30-07		
TX 30 PHA Wide	Appliances Overtime police patrols Operations Replace vehicles Maintenance equip. Painting	20,000 16,000 5,000 50,000 10,000 10,000	TX 30 PHA Wide	Appliances Overtime police patrols Operations Replace vehicles Maintenance equip. Painting	20,000 16,000 50,000 50,000 10,000 10,000
TX 30 PHA Wide Mgmt	Office equip. computer, furnishings Staff Training Social Service Coordinator	15,000 3,000 35,000	TX 30 PHA Wide Mgmt	Office equip. computer, furnishings Staff Training Social Service Coordinator	25,000 3,000 35,000
TX 30 PHA Wide Admin	Salary & Ben CFP Grant Administrator	45,000	TX 30 PHA Wide Admin	Salary & Ben CFP Grant Administrator	45,000
<b>Total CFP Estimated Cost</b>		\$440,000			\$440,000

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

Applicability of sub-component 7B: 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.

### NOT APPLICABLE

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) 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:

- Yes  No: e) 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:

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

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 below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

## **Not Required to Submit – High Performer**

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)



- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**Program Terminated in 2002.**

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
  - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

The Pet Policy was developed in consultation with the Resident Advisory Board. It consists of the same policy and procedures that have been in affect for elderly or disabled residents for many years.

Pet owners are required to complete the pet registration process and pay a \$200 refundable deposit prior to bringing the pet onto Housing Authority property. Only common household pets are allowed and are subject to size and weight restrictions. Residents agree to abide by Pet Rules regarding disturbance of neighbors, keeping pets on leashes when outside the dwelling units and cleaning up after the pets. The pets must be inoculated and proof of the inoculation must be provided to the Housing Authority annually.

Descriptions of procedures for removal of pets from Housing Authority property (abandoned pets, move-outs, failure to care for pets adequately), response to complaints about pets, liability for damages, injuries and cleaning, defleeing and deodorizing of the unit are contained in the policy.

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. (See Attachment tx030b01)

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

### **Not Required to Submit – High Performer**

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

Resident comments were positive and in support of the Plan.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

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

List changes below:

Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Temple, Texas
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
    - \*\*Continuation of self-sufficiency program which includes job search, job training, education and childcare.
    - \*\*Continuation of hoe ownership program.
  - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - E. Provide down payment assistance to first time homebuyers to support affordable housing purchase program.
  - F. The activities proposed for funding are designed to meet the needs of low and very low income households to enable their incomes to increase above the poverty line.
  - G. The activities require, encourage and actively support education opportunities for those served and generally assist recipients of services in the welfare to work concept of welfare reform.
  - H. Make loans, grants and incentives available to fund eligible housing activities and preserve/create housing units for low, very low and moderate income households.

### D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

**No other information requested.**

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

### **Attachment tx030a01**

#### **Deconcentration Policy**

##### **(Extract from Temple Housing Authority Occupancy Policy)**

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

The Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residents in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.



**Attachment tx030b01 Civil Rights Certifications**

**Attachment tx030c01 Drug Free workplace Certification**

**Attachment tx030d01 Disclosure of Lobbying Activities**

**Attachment tx030e01 Certification of Payments to Influence Federal Transactions**

Hard copies of these documents were mailed to the Ft. Worth HUD Field Office.

## Attachment tx030f01 Resident Advisory Board List

Name of Resident	Complex	Term Expiration Date
Alva Cockrell	Autumn Leaves	9/04
Ramon Myers	Autumn Leaves	9/04
Vernell Lyles	Crestview	9/06
Johnnie Salazar	Crestview	9/05
Linda Vaden	Frances Graham Hall	9/05
Linda Blackmon	Frances Graham Hall	9/06
Sherry Noble	Jonathan Moore Homes	9/06
Sarah Pierce	Jonathan Moore Homes	9/05
Hubert Jackson	Ratliff Homes	9/06
Randle Jackson	Ratliff Homes	9/05
Sandra Atkinson	Willow Brook	9/05
Sheri Carter	Willow Brook	9/06

## **Attachment tx030g01 THA Resident Board Member**

**Term:** 1/28/04—1/25/06

**Member:**  
Ramon Myers Autumn Leaves

## **Attachment tx030h01 Implementation of Public Housing Resident Community Service Requirements**

In order to be eligible for continued occupancy, each adult family member must (unless exempt) contribute 8 hours per month of community service, participate in an economic self-sufficiency program for 8 hours per month or perform 8 hours per month of combined activities.

We identify all adult family members who are not exempt, notify them of the requirement and provide them with a list of suitable volunteer positions. We provide them with volunteer time sheets, instructions for completing the time sheets and track their progress.

Adult family members failing to meet the requirements are notified that they are in noncompliance, the determination is subject to the grievance procedures policy and unless they enter into an agreement to comply with the requirements, their lease will not be renewed or will be terminated.

**Attachment tx030i01**  
**Summary of Progress Meeting 5 Year Plan Goals**

**5-Year Plan Goal Tracking (2002-2006)**

**Goal 1: Expand the supply of assisted housing by increasing number of THA units and affordable units within the City**

**Baseline data:** THA has 952 housing units as of June 30, 2002

**Results:**

- As of 09/30/02: No change.
- As of 03/1/03: No change.
- As of 6/30/03: One scattered site unit, 517 W. Calhoun, was purchased.
- As of 9/30/03: No change.
- As of 12/31/03: No change.
- As of 3/31/04: No change.

**Goal 2: Improve the quality of assisted housing**

**Objectives:**

1. Improve public housing PHAS total score: (PHAS FY 2001 score was 95)
2. Renovate or modernize public housing units: Install central HVAC in several complexes according to Capital Fund 5-Year Plan
3. Demolish or dispose of obsolete public house: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
4. Operate senior citizen center on minority side of city as center of social life and public concerns.

**Baseline data:**

1. HVAC installation at Jonathan Moore and Utility upgrade started on 7/17/02.
2. Renovations at the senior center were completed November 2001 and the center is fully operational.

**Results:**

As of 9/30/02:

1. Friendship House, center on east side of town, is operational and offering many programs to all ages.
2. The utility upgrade has been completed and HVAC in buildings 1 & 2

As of 3/1/03

1. HVAC installation at Jonathan Moore Homes has been completed.
2. The 2002 FY PHAS score increased to 98.

E. Friendship House, center on east side of town, is operational and offering many programs to all ages.

As of 6/30/03: No Change.

As of 9/30/03: Architect is nearly finished with plans/specs for CV HVAC.

As of 12/31/03: No Change.

As of 3/31/04: No Change.

**Goal 3: Increase assisted housing choices by continuing to improve PHA locally owned rental choices to include single family, duplexes and multifamily units.**

**Baseline data:**

- F. 262 single family homes sold as of submission date
- G. THA 952 units

**Results:**

As of 3/1/03

1. 273 single family affordable homes have been sold.

As of 6/30/03:

1. 277 single family affordable homes have been sold.

H. THA 953 units.

As of 9/30/03:

1. 280 single family affordable homes have been sold.
2. THA 953 units.

As of 12/31/03: 958 units..

As of 3/31/04: 281 single family affordable homes have been sold.

**Goal 4: Promote self-sufficiency and asset development of assisted household by:**

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families
2. Provide or attract supportive services to improve residents' employability,
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
4. Provide GED training and scholarships for local college attendees.
5. Operate a senior citizen center on minority heavy side of city and provide additional programs for elderly using new service coordinator.

**Baseline Data:**

1. 63 % able-bodied residents employed, 57 enrolled in training, 3 students enrolled in GED as of 2/29/02

**Results:**

As of 9/30/02:

1. 59 % able-bodied residents employed, 57 enrolled in training, 9 students enrolled in GED.

As of 3/1/03:

1. 53% able-bodied residents employed, 50 enrolled in training, 6 students enrolled in GED.

As of 6/30/03:

1. 50% able-bodied residents employed, 52 enrolled in training, 9 students enrolled in GED.

As of 9/30/03:

1. 63% able-bodied residents employed, 52 enrolled in training, 9 students enrolled in GED.

As of 2/29/04:

1. 55% able-bodied residents employed, 52 enrolled in training, 7 students enrolled in GED.

**Goal 5: Ensure Equal Opportunity in Housing**

**Objectives:**

1. Use TDHCA and City down payment assistance for homeownership.
  - E. Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.
  - F. Research and pursue alternative sources of funding for single family homeownership program.

**Baseline Data:**

1. Applied to TDHCA for 2001 Homebuyer Assistance grant to assist 27 homebuyers (Total request was 27 THA + 8 COB)
2. Plans for a development, 20.835 acres, for single family homes is being prepared

**Results:**

As of 6/01/01

1. Ethnicity/Racial Data:

By complex:

	Ethnicity (%)		Race (%)			Income (%)				
	His.	Non His.	B	W	H	<30	<50	<60	<80	OI
AL	12	88	21	67	12	63	32	2	3	0
CV	20	80	58	22	20	84	12	0	4	0
FGH	7	93	17	76	7	57	39	2	2	0
JMH	17	83	53	30	17	69	21	7	3	0
WB	4	96	44	52	4	71	25	4	0	0
RAT	12	88	76	12	12	47	35	12	0	6

\* Income % -- Used 4/12/01 Income Targeting report data for CV, FGH, JMH and WB

2. Applied to TDHCA for 2001 Homebuyer Assistance grant to assist 35 homebuyers (Total request was 27 THA + 8 COB)
3. Phase II of Highland Terrace single family home development – only 3 lots remain to be sold to builders.
4. Plans for a development, 20.835 acres, for single family homes is being prepared

As of 12/31/01:

1. Awarded Homebuyer Assistance grant from TDHCA to assist 35 homebuyers.

2. Ethnicity/Racial Data:

By complex:

	Ethnicity (%)		Race (%)			Income (%)				
	His.	Non His.	B	W	H	<30	<50	<60	<80	OI
AL	19	81	23	58	19	58	33	2	7	0
CV	32	68	57	11	32	77	21	0	2	0
FGH	7	93	19	74	7	58	39	1	2	0
JMH	22	78	54	24	22	71	23	1	3	0
WB	4	96	46	50	4	63	33	4	0	0
RAT	12	88	76	12	12	41	41	12	0	6

\* Income % -- Used 10/4/01 Income Targeting report data for CV, FGH, JMH and WB

As of 9/30/02:

1. All 35 DPA grants have been committed to buyers.

As of 03/01/03:

1. Phase II of Highland Terrace single family home development has been completed.
2. Plans for a development, 10 acre tract, for single family homes is being developed.
3. Ethnicity, racial composition and income tracking of public housing units/developments is conducted periodically.

As of 6/30/03:

- G. City of Temple approved zoning request for 10 acre tract for single family homes and down Payment Assistance application 2003 has been submitted to TDHCA.
- H. Ethnicity, racial composition and income tracking of public housing units/development continues to be conducted periodically.
- I. 277 single family homes sold. All 35 units of down payment assistance available in the 2001 TDHCA grant have been committed.

As of 9/30/03:

1. TDHCA Downpayment Assistance grant has been approved. 280 single family homes sold.

As of 12/31/03: No change.

As of 3/31/04: Through the TDHCA Downpayment Assistance program, 281 single family homes sold.



**Attachment tx030j01 Voluntary Conversion of Public Housing to  
Tenant-based Assistance**

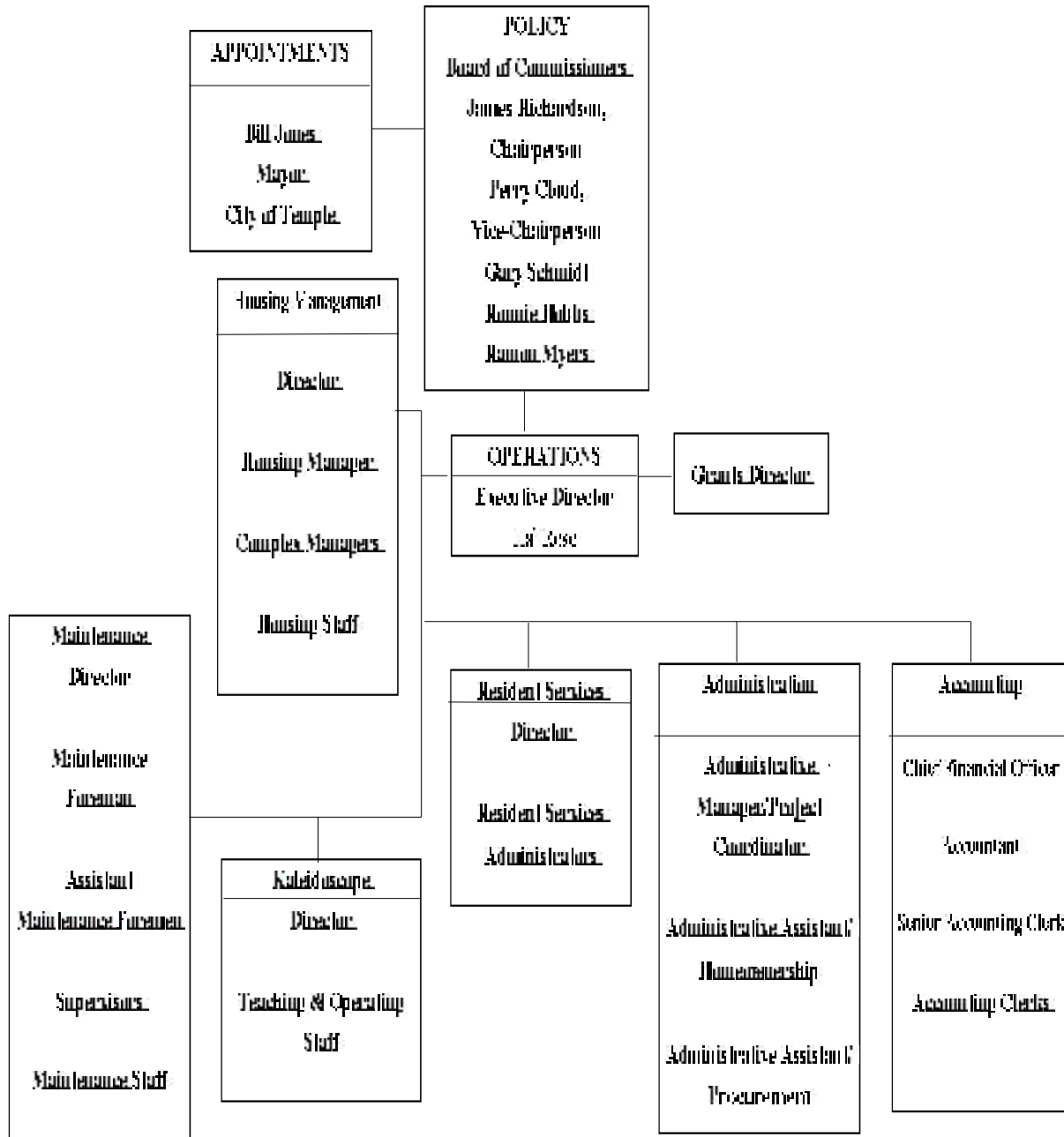
- A. How many of the PHA’s developments are subject to the Required Initial Assessments? 3
- B. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemption (e.g., elderly and/or disabled developments not general occupancy projects?) 2
- C. How many Assessments were conducted for the PHA’s covered developments? 3
- D. Identify PHA developments that me be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None Appropriate	None Appropriate

- E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:  
Not Applicable—Initial Assessment have been completed.

Attachment tx030k01 PHA Management Organizational Chart

TEMPLE HOUSING AUTHORITY  
ORGANIZATIONAL CHART



## **Attachment tx030l01 Substantial Deviation/Significant Amendment Definition**

As required in the October 21, 1999 Public Housing Agency Plan Final Rule, 903.7(r), definitions for “Substantial Deviation” and “Significant Amendment or Modification” follow:

Substantial Deviation – A major change or alteration to the approved plan.

Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation.

Exception to this definition will be any required mandatory regulatory changes.

## **Attachment TX030a01**

### **Deconcentration Policy (Extract from Temple Housing Authority Occupancy Policy)**

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

The Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

**Attachment TX030b01– Civil Rights Certifications**

**Attachment TX030c01 – Certification for a Drug-Free Workplace**

**Attachment TX030d01– Disclosure of Lobbying Activities**

**Attachment TX030e01 – Certification of Payments to Influence Federal Transactions**



**Attachment TX030f01 – Resident Advisory Board Member List**

<b>Name</b>	<b>Complex</b>	<b>Term</b>
<b>Expiration Date</b>		
Alva Cockrell	Autumn Leaves	9/04
Ramon Myers	Autumn Leaves	9/04
Vernell Lyles	Crestview	9/06
Johnnie Salazar	Crestview	9/05
Linda Vaden	Frances Graham Hall	9/05
Linda Blackmon	Frances Graham Hall	9/06
Sherry Noble	Jonathan Moore Homes	9/06
Sarah Pierce	Jonathan Moore Homes	9/05
Hubert Jackson	Ratliff Homes	9/06
Randle Jackson	Ratliff Homes	9/05
Sandra Atkinson	Willow Brook	9/05
Sheri Carter	Willow Brook	9/06

**Attachment TX030g01 -- THA Resident Board Member**

**Term:** 1/28/04—1/25/06

**Member:** Ramon Myers

Autumn Leaves

**Attachment TX030h01–  
Summary of Temple Housing Authority’s  
Implementation of Public Housing Resident Community Service Requirements**

In order to be eligible for continued occupancy, each adult family member must (unless exempt) contribute 8 hours per month of community service, participate in an economic self-sufficiency program for 8 hours per month or perform 8 hours per month of combined activities.

We identify all adult family members who are not exempt, notify them of the requirement and provide them with a list of suitable volunteer positions. We provide them with volunteer time sheets, instructions for completing the time sheets and track their progress.

Adult family members failing to meet the requirements are notified that they are in noncompliance, the determination is subject to the grievance procedures policy and unless they enter into an agreement to comply with the requirements, their lease will not be renewed or will be terminated.

**Attachment TX030i01**  
**Summary of Progress Toward Meeting Goals for 2002-2006 Five Year Plan**

**5-Year Plan Goal Tracking (2002-2006)**

**Goal 1: Expand the supply of assisted housing by increasing number of THA units and affordable units within the City**

**Baseline data:** THA has 952 housing units as of June 30, 2002

**Results:**

As of 09/30/02: No change.

As of 03/1/03: No change.

As of 6/30/03: One scattered site unit, 517 W. Calhoun, was purchased.

As of 9/30/03: No change.

As of 12/31/03: No change.

As of 3/31/04: No change.

**Goal 2: Improve the quality of assisted housing**

**Objectives:**

1. Improve public housing PHAS total score: (PHAS FY 2001 score was 95)
2. Renovate or modernize public housing units: Install central HVAC in several complexes according to Capital Fund 5-Year Plan
3. Demolish or dispose of obsolete public house: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
4. Operate senior citizen center on minority side of city as center of social life and public concerns.

**Baseline data:**

1. HVAC installation at Jonathan Moore and Utility upgrade started on 7/17/02.
2. Renovations at the senior center were completed November 2001 and the center is fully operational.

**Results:**

As of 9/30/02:

1. Friendship House, center on east side of town, is operational and offering many programs to all ages.
2. The utility upgrade has been completed and HVAC in buildings 1 & 2

As of 3/1/03

E. HVAC installation at Jonathan Moore Homes has been completed.

F. The 2002 FY PHAS score increased to 98.

1. Friendship House, center on east side of town, is operational and offering many programs to all ages.

As of 6/30/03: No Change.

As of 9/30/03: Architect is nearly finished with plans/specs for CV HVAC.

As of 12/31/03: No Change.

As of 3/31/04: No Change.

**Goal 3: Increase assisted housing choices by continuing to improve PHA locally owned rental choices to include single family, duplexes and multifamily units.**

**Baseline data:**

1. 262 single family homes sold as of submission date
2. THA 952 units

**Results:**

As of 3/1/03

E. 273 single family affordable homes have been sold.

As of 6/30/03:

E. 277 single family affordable homes have been sold.

F. THA 953 units.

As of 9/30/03:

E. 280 single family affordable homes have been sold.

F. THA 953 units.

As of 12/31/03: 958 units..

As of 3/31/04: 281 single family affordable homes have been sold.

**Goal 4: Promote self-sufficiency and asset development of assisted household by:**

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families
2. Provide or attract supportive services to improve residents' employability,
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
4. Provide GED training and scholarships for local college attendees.
5. Operate a senior citizen center on minority heavy side of city and provide additional programs for elderly using new service coordinator.

**Baseline Data:**

1. 63 % able-bodied residents employed, 57 enrolled in training, 3 students enrolled in GED as of 2/29/02

**Results:**

As of 9/30/02:

E. 59 % able-bodied residents employed, 57 enrolled in training, 9 students enrolled in GED.

As of 3/1/03:

E. 53% able-bodied residents employed, 50 enrolled in training, 6 students enrolled in GED.

As of 6/30/03:

E. 50% able-bodied residents employed, 52 enrolled in training, 9 students

enrolled in GED.

As of 9/30/03:

- E. 63% able-bodied residents employed, 52 enrolled in training, 9 students enrolled in GED.

As of 2/29/04:

- 1. 55% able-bodied residents employed, 52 enrolled in training, 7 students enrolled in GED.

**Goal 5: Ensure Equal Opportunity in Housing**

**Objectives:**

- 1. Use TDHCA and City down payment assistance for homeownership.
- 2. Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.
- 3. Research and pursue alternative sources of funding for single family homeownership program.

**Baseline Data:**

- 1. Applied to TDHCA for 2001 Homebuyer Assistance grant to assist 27 homebuyers (Total request was 27 THA + 8 COB)
- 2. Plans for a development, 20.835 acres, for single family homes is being prepared

**Results:**

As of 6/01/01

- 1. Ethnicity/Racial Data:

By complex:

	Ethnicity (%)		Race (%)			Income (%)				
	His.	Non His.	B	W	H	<30	<50	<60	<80	OI
AL	12	88	21	67	12	63	32	2	3	0
CV	20	80	58	22	20	84	12	0	4	0
FGH	7	93	17	76	7	57	39	2	2	0
JMH	17	83	53	30	17	69	21	7	3	0
WB	4	96	44	52	4	71	25	4	0	0
RAT	12	88	76	12	12	47	35	12	0	6

\* Income % -- Used 4/12/01 Income Targeting report data for CV, FGH, JMH and WB

2. Applied to TDHCA for 2001 Homebuyer Assistance grant to assist 35 homebuyers (Total request was 27 THA + 8 COB)
3. Phase II of Highland Terrace single family home development – only 3 lots remain to be sold to builders.
4. Plans for a development, 20.835 acres, for single family homes is being prepared

As of 12/31/01:

1. Awarded Homebuyer Assistance grant from TDHCA to assist 35 homebuyers.

2. Ethnicity/Racial Data:

By complex:

	Ethnicity (%)		Race (%)			Income (%)				
	His.	Non His.	B	W	H	<30	<50	<60	<80	OI
AL	19	81	23	58	19	58	33	2	7	0
CV	32	68	57	11	32	77	21	0	2	0
FGH	7	93	19	74	7	58	39	1	2	0
JMH	22	78	54	24	22	71	23	1	3	0
WB	4	96	46	50	4	63	33	4	0	0
RAT	12	88	76	12	12	41	41	12	0	6

\* Income % -- Used 10/4/01 Income Targeting report data for CV, FGH, JMH and WB

As of 9/30/02:

1. All 35 DPA grants have been committed to buyers.

As of 03/01/03:

- E. Phase II of Highland Terrace single family home development has been completed.
- F. Plans for a development, 10 acre tract, for single family homes is being developed.
- G. Ethnicity, racial composition and income tracking of public housing units/developments is conducted periodically.

As of 6/30/03:

- H. City of Temple approved zoning request for 10 acre tract for single family homes and down Payment Assistance application 2003 has been submitted to TDHCA.
- I. Ethnicity, racial composition and income tracking of public housing units/development continues to be conducted periodically.
- J. 277 single family homes sold. All 35 units of down payment assistance available in the 2001 TDHCA grant have been committed.

As of 9/30/03:

1. TDHCA Downpayment Assistance grant has been approved. 280 single family homes sold.

As of 12/31/03: No change.

As of 3/31/04: Through the TDHCA Downpayment Assistance program, 281 single family homes sold.

**Attachment TX030j01 Voluntary Conversion Initial Assessments**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 3
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA’s covered developments? 3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

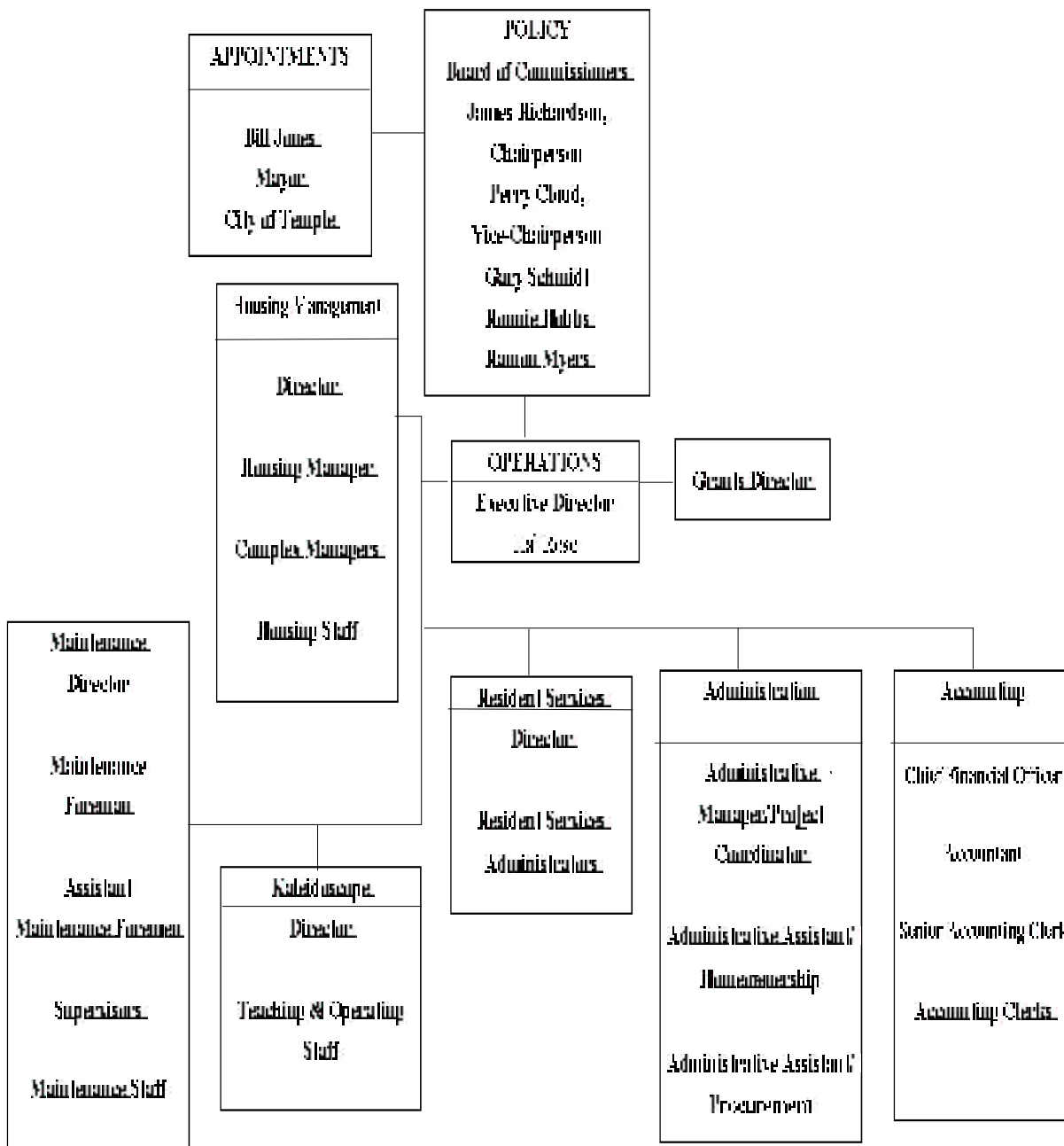
Development Name	Number of Units
None Appropriate	None Appropriate

- c. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:  
Not applicable – Initial Assessments have been completed.



Attachment TX030k01– PHA Organizational Chart

TEMPLE HOUSING AUTHORITY  
ORGANIZATIONAL CHART



**Attachment TX030101**  
**Definition of Substantial Deviation and Significant**  
**Amendment or Modification**

As required in the October 21, 1999 Public Housing Agency Plans, Final Rule, 903.7(r), definitions for “Substantial Deviation” and Significant Amendment or Modification” follow:

Substantial Deviation – A major change or alteration to the approved plan.

Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation.

Exception to this definition will be any required mandatory regulatory changes.