

**1.0 PHA Information**  
 PHA Name: Housing Authority of the City of Luling PHA Code: TX074  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 128 Number of HCV units: 0

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

The mission of the 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.

**5.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Reduce public housing vacancies

**PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Increase customer satisfaction
- Renovate or modernize public housing units

**5.2 PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #3:

- 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
- Designate developments or buildings for particular resident groups

**PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #4:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

**PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #5:

- 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

## 6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the City of Luling.  
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- N/C 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- N/C 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:

- Administrative Office – 800 E. Milam Street, Luling, Texas 78648

## 6.0 PHA Plan Elements

### 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

#### A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

##### (1) Eligibility

The Housing Authority of the City of Luling verifies eligibility for admission to public housing when families are within tow (2) of being offered a unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- State law enforcement agencies

##### (2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

##### (3) Preferences

The PHA does not 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 the median area income.

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>3</u>	- Victims of domestic violence
<u>1</u>	- Working families and those unable to work because of age or disability
<u>2</u>	- Households that contribute to meeting income goals (broad range of incomes)
<u>2</u>	- Households that contribute to meeting income requirements (targeting)

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Housing Authority of the City of Luling maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 800 East Milam Street, Luling, Texas 78648.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

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Residents must notify the PHA of changes in family composition:

- At any time family composition changes

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have any general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

The Housing Authority of the City of Luling does not plan to operate any site-based waiting lists.

B. Section 8

***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM***

**6.0** 903.7(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	276,627.00	
b) Public Housing Capital Fund	167,141.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
TX59P074501-08	2,821.05	Public housing capital improvements
TX59P074501-09	36,663.45	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>		
	262,032.00	Public housing operations
<b>4. Other income (list below)</b>		
Interest	5,447.00	Public housing operations
Royalty income	1,094.00	Public housing operations
Misc. Income	4,600.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$756,425.50</b>	

**6.0** 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
- c. The family would be evicted as a result of imposing the minimum rent requirement;
- d. There has been a death in the family; or
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

- a. Rent may be suspended, during the ninety (90) day period



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beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.

b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.

c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.

d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.

3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.

4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Any time a family experiences a decrease in income (job loss)
- Any time a family's composition increases or decreases

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g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents *N/A*

B. Section 8 Tenant-based Assistance

***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM***

903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Assistant Executive Director  
Clerk

Maintenance Foreman – assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing stock and supervises the following staff:

- Maintenance Mechanic (1)
- Maintenance Mechanic (2)

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	128	25-30
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

## c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

## Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Termination and Eviction
- Transfer and Transfer Waiting List
- Pet Policy for Families
- Pet Policy for Elderly
- Resident Initiatives Policy
- File Access Policy
- Records Retention Policy
- Community Service Policy
- Procurement Policy
- Code of Ethics Policy
- Fraud Policy

Section 8 Management: ***NOT APPLICABLE***

903.7(5) Grievance Procedures ***NO CHANGE***

## A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

## B. Section 8 Tenant-Based Assistance

***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM***

## 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not 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 not 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.

**6.0** 903.7(7) Community Service and Self-Sufficiency

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

1. 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.)

The agreement was signed on 01/01/2010.

2. Other coordination efforts between the PHA and TANF agency include:
  - 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

B. Services and programs offered to residents and participants by the Housing Authority of the City of Luling are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing admissions policies

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide any policies or programs for the enhancement of the economic and social self- sufficiency of assisted families.

(2) Family Self Sufficiency programs *N/A*

C. Welfare Benefit Reductions

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:

- 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

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admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

#### D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

#### **Description of the Community Service Policy**

The Housing Authority of the City of Luling Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Luling believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

#### Community Service Implementation Report:

- Number of tenants performing community service: 24
- Number of tenants granted exemptions: 238
- Number of tenants in non-compliance: 1
- Number of tenants terminated/evicted due to non-compliance: 0

**6.0 903.7(8) Safety and Crime Prevention**

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
  - 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
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
  - Resident reports
  - Police reports
3. Developments that are most affected:
  - Wade Complex

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

1. List of crime prevention activities:
  - Police will walk drug dog through the property periodically
  - Increased police presence in certain areas
  - Eviction is done when possible
  - Provide room for Neighborhood Watch Program to meet
  - New Police Chief working well with PHA
2. Developments that are most affected:
  - Wade Complex

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
  - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
  - 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
2. Developments that are most affected:
  - Wade Complex

**6.0** 903.7(9) Pets

The description of the PHA's Pet Policy:

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, and fish in aquariums. Size of aquariums is limited to 10 pounds or less.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A non-refundable nominal pet fee of \$100.00 will be charged (excluding Elderly/Disabled Residents) and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit).

A refundable pet deposit of \$200.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet's presence (i.e., damages to the unit, yard, fumigation of a unit, etc.).

Limit of one pet per household (except for fish and birds).

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

**903.7(10) Civil Rights Certification**

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing program.

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The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission to public housing;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office. The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing program.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures annually, to assure compliance with all civil rights requirements.

**903.7(11) Fiscal Year Audit**

The PHA is 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)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.



**6.0** 903.7(12) Asset Management ***NOT APPLICABLE***

903.7(13) Violence Against Women Act (VAWA)

The Housing Authority of the City of Luling has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

Pamphlets are given to all tenants and all information is explained to all of the tenants.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

The Housing Authority of the City of Luling's goal is to keep victims in affordable units and keep them away from their abusers, and to provide a safe environment for the victim.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with the local Luling Police Department to provide services to assist victims of domestic violence.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA and law enforcement authorities to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA;
- Establish procedure for the staff to report any incident of domestic violence, dating violence, or stalking to the Executive Director or Assistant Executive Director immediately;
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA;
- Allow for a transfer of a family who is a victim of domestic violence to a different development.

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The Housing Authority of the City of Luling shall train its staff on the required confidentiality issues imposed by VAWA.

Finally, the PHA is providing a preference in the Public Housing program for victims of domestic violence.

### Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 800 E. Milam Street, Luling, TX 78648

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**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**  
*Include statements related to these programs as applicable.*

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

c. Conversion of Public Housing

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership ***NO CHANGE***

A. Public Housing

The PHA does not administer any homeownership programs for public housing.

C.Section 8 Tenant Based Assistance

***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM***

e. Project-based Vouchers

***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM***

<b>8.0</b>	<b>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</b>
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> <li>▪ 2010 Capital Fund Program Annual Statement - attachment tx074a01</li> <li>▪ 2009 Performance and Evaluation Report – attachment tx074c01</li> <li>▪ 2009 ARRA Performance and Evaluation Report – attachment tx074d01</li> <li>▪ 2008 Performance and Evaluation Report - attachment tx074e01</li> </ul>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> <li>▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx074b01</li> </ul>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b> <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

<b>9.0</b>	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.</p> <p>Our basic need at this time is basic housing for low income, very low income and extremely low income. Our Senior Complex seems very stable at this time. This is the first year our waiting lists have been this long. Most of the requests have been related to the economy. Once the economy has picked up and the job market becomes good, this demand will slow down.</p>
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**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	49		25-30%
Extremely low income <=30% AMI	46	94%	
Very low income (>30% but <=50% AMI)	3	6%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	35	71%	
Elderly families	2	4%	
Families with Disabilities	17	35%	
White	38	78%	
Black/African American	11	22%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	0	0%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	26.5%	
2 BR	14	28.5%	
3 BR	22	45%	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes *N/A*

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

**9.1**

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- 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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable housing units by:

- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

PHA shall target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- We have a complex designated Elderly/Disabled

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- We have a complex designated Elderly/Disabled
- Several other apartments are designated as handicapped

<b>9.1</b>	<p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: <i>N/A</i></p> <p>PHA shall conduct activities to affirmatively further fair housing</p> <ul style="list-style-type: none"> <li>▪ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units</li> <li>▪ Market the section 8 program to owners outside of areas of poverty /minority concentrations</li> </ul> <p>Reason for Selecting Strategies</p> <ul style="list-style-type: none"> <li>▪ Extent to which particular housing needs are met by other organizations in the community</li> <li>▪ Results of consultation with residents and the Resident Advisory Board</li> </ul>
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<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p><b>(a) Progress in Meeting Mission and Goals</b> Below are the Goals and objectives identified by the PHA in our 2006 Five Year PHA Plan and progress made on each goal and objective.</p> <p><b>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</b></p> <p><input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives: <input checked="" type="checkbox"/> Reduce public housing vacancies:</p> <p><u>Progress Statement:</u> Since 2006 we have maintained an occupancy of 98-100%. We have encouraged additional housing for the Elderly and low income by serving on various boards, including the Chamber of Commerce. Some additional housing has been provided and some housing planned.</p> <p><input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives: <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <input checked="" type="checkbox"/> Increase customer satisfaction: <input checked="" type="checkbox"/> Renovate or modernize public housing units:</p> <p><u>Progress Statement:</u> We have not been rated since 2007. At that time we had a rating of Standard Performer (88). Since that time our financial position has improved greatly. Our customer satisfaction has been very good. Our last rating was 9 out of 10. We produce a monthly newsletter that is given to each tenant. Our newsletter has been rated highly by various organizations. We have continued to modernize all complexes (energy efficient windows in all apartments, energy efficient A/C, roofing, painting, etc.).</p>
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10.0

**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:

Progress Statement: Our current policy is on track. We have deconcentrated all complexes.

**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:

Progress Statement: We have set up computer for tenants to use for job searches. Tenants have been offered jobs. Our policy states that individuals with jobs are offered apartments first.

**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:

Progress Statement: The Housing Authority of the City of Luling does not discriminate and have taken steps with all employees to insure that discrimination doesn't occur.

**(b) Significant Amendment and Substantial Deviation/Modification**

**Substantial Deviations from the 5-Year Plan**

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

**Significant Amendments or Modification to the Annual Plan**

- Any change to rent or admissions policies or organization of the waiting list;



**10.0**

- Additions of non-emergency\* work items over \$2,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

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\* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

**(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A***

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.              Provided as attachment tx074f01</p> <p>(g) Challenged Elements:    No challenged elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)              Provided as attachments tx074a01, tx074c01, tx074d01 and tx074e01.</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)              Provided as attachment tx074b01</p>
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**Attachment tx074a01**

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program


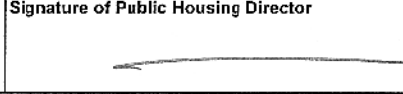
U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: <b>Housing Authority of the City of Luling</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P07450110</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	50,175.00			
3	1408 Management Improvements	2,000.00			
4	1410 Administration	16,714.00			
5	1411 Audit	3,029.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	4,700.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	23,000.00			
10	1460 Dwelling Structures	55,023.00			
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00			
12	1470 Nondwelling Structures	7,500.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			

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

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name: <b>Housing Authority of the City of Luling</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P07450110</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved 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				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00				
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$167,141.00</b>				
21	Amount of Line 20 Related to LBP Activities	0.00				
22	Amount of Line 20 Related to Section 504 Compliance	0.00				
23	Amount of Line 20 Related to Security - Soft Costs	0.00				
24	Amount of Line 20 Related to Security - Hard Costs	0.00				
25	Amount of Line 20 Related to Energy Conservation Measures	17,530.00				
Signature of Executive Director 		Date <b>6/27/2010</b>		Signature of Public Housing Director 		
				Date		

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

<b>Part II: Supporting Pages</b>									
PHA Name: <b>Housing Authority of the City of Luling</b>			Grant Type and Number: Capital Fund Program No: <b>TX59P07450110</b> Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) <b>No</b>		Federal FFY of Grant: <b>2010</b>
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
PIC#				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA-Wide	<b>Operations:</b>	1406		50,175.00					
	<b>Management Improvements:</b>								
PHA-Wide	Travel and Training	1408		2,000.00					
PHA-Wide	<b>Administration:</b>	1410		16,714.00					
PHA-Wide	<b>Audit Fees:</b>	1411		3,029.00					
PHA-Wide	<b>Fees and Costs:</b>	1430		4,700.00					
	<b>Site Improvements:</b>								
Janca Apts.	Replace Sewer Lines	1450	1	23,000.00					
	<b>Dwelling Structures:</b>								
PHA-Wide	Replace floor tiles (as needed)	1460	2	5,000.00					
PHA-Wide	Replace A/C Units (as needed)	1460	3 apts.	6,000.00					
PHA-Wide	Apartment Upgrades	1460	6 apts.	4,030.00					
PHA-Wide	Paint Exterior	1460	26 apts.	16,493.00					
PHA-Wide	Replace/repair fascia	1460	22 apts.	23,500.00					
	<b>Dwelling Equipment:</b>								
PHA-Wide	Replace Appliances - Refrigerators & Stoves	1465.1	6	5,000.00					
	<b>Non-Dwelling Equipment:</b>								
PHA-Wide	Insulation for Office Complex	1470	1	7,500.00					
<b>TOTAL 2010 CAPITAL FUNDS GRANT</b>				<b>\$167,141.00</b>					

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

2 To be completed for the Performance and Evaluation Report

**Attachment tx074b01**

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

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

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
Housing Authority of the City of Luling (TX074)		Luling/Caldwell County/Texas				
A.	Development Number and Name  PHA-Wide PIC #TX074000001	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		96,520.00	112,837.00	89,850.00	98,063.00
C.	Management Improvements		3,000.00	3,000.00	4,000.00	3,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
			-	-	-	-
E.	Administration		17,881.00	17,881.00	17,764.00	17,500.00
F.	Other		7,700.00	8,000.00	7,000.00	8,000.00
G.	Operations		55,000.00	55,000.00	58,250.00	55,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			-	-	-	-
K.	Total CFP Funds		<b>\$180,101.00</b>	<b>\$196,718.00</b>	<b>\$176,864.00</b>	<b>\$181,563.00</b>
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		<b>\$180,101.00</b>	<b>\$196,718.00</b>	<b>\$176,864.00</b>	<b>\$181,563.00</b>

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	<b>TX074000001</b>			<b>TX074000001</b>		
Annual	<b>PHA Wide</b>			<b>PHA Wide</b>		
Statement	Replace A/C Units	3	6,000.00	Replace Floor Tiles	3 apts.	6,000.00
	Replace Floor Tiles	3 apts.	6,000.00	Replace Appliances	6	5,000.00
	Replace Appliances	6	5,000.00	Replace A/C Units	3	6,000.00
	Replace Doors	15	6,000.00			
	<b>Wade, Janca, Guterrez</b>			<b>Wade, Janca, Guterrez</b>		
	Paint Exterior of Apts.	40 apts.	20,600.00	Dumpster Containment	5	4,270.00
	Replace door knobs w/lever	66	7,920.00	Replace Toilets - ADA	60	14,492.00
	<b>Felix Salas</b>			<b>Felix Salas</b>		
	Replace Sewer Lines	22	29,000.00	Replace A/C Ducts	22	40,000.00
				Replace Door Knobs/Levers	44	2,640.00
	<b>Senior Complex</b>			<b>Senior Complex</b>		
	Paint Exterior of Apts.	40 apts.	16,000.00	Replace Toilets - ADA	40	13,662.00
				Insulation R 30 Attic	40	20,773.00
	<b>2011 Physical Needs Estimate</b>		<b>\$96,520.00</b>	<b>2012 Physical Needs Estimate</b>		<b>\$112,837.00</b>





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

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	<b>TX074000001</b>		<b>TX074000001</b>	
Annual	<b>PHA Wide</b>		<b>PHA Wide</b>	73,450.00
Statement	<b>Operations</b>	55,000.00	<b>Operations</b>	55,000.00
	<b>Management Improvements</b>	3,000.00	<b>Management Improvements</b>	3,000.00
	<b>Administration</b>	17,881.00	<b>Administration</b>	17,881.00
	<b>Audit</b>	3,000.00	<b>Audit</b>	3,000.00
	<b>Fees and Costs</b>		<b>Fees and Costs</b>	
	Update Annual Plan/Fees	4,700.00	Update Annual Plan/Fees	5,000.00
	<b>2011 Management Needs Estimate</b>	<b>\$83,581.00</b>	<b>2012 Management Needs Estimate</b>	<b>\$83,881.00</b>

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	<b>TX074000001</b>		<b>TX074000001</b>	
Annual	<b>PHA Wide</b>		<b>PHA Wide</b>	
Statement	<b>Operations</b>	58,250.00	<b>Operations</b>	55,000.00
	<b>Management Improvements</b>	4,000.00	<b>Management Improvements</b>	3,000.00
	<b>Administration</b>	17,764.00	<b>Administration</b>	17,500.00
	<b>Audit</b>	3,000.00	<b>Audit</b>	3,000.00
	<b>Fees and Costs</b>		<b>Fees and Costs</b>	
	Update Annual Plan/Fees	4,000.00	Update Annual Plan/Fees	5,000.00
	<b>2013 Management Needs Estimate</b>	<b>\$87,014.00</b>	<b>2014 Management Needs Estimate</b>	<b>\$83,500.00</b>

**Attachment tx074c01**

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>Housing Authority of the City of Luling</b>	Grant Type and Number: Capital Fund Program No: <b>TX59P07450109</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 3/31/10   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	55,155.00	55,155.00	55,155.00	55,155.00
3	1408 Management Improvements	3,260.00	2,260.00	0.00	0.00
4	1410 Administration	16,771.00	16,771.00	8,759.95	8,759.95
5	1411 Audit	2,300.00	2,300.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	1,260.00	6,260.18	1,935.56	1,935.56
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	3,000.00	1,398.82	1,398.82	1,398.82
10	1460 Dwelling Structures	51,959.00	49,560.00	34,780.22	34,780.22
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	5,000.00	1,846.00	1,846.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	29,000.00	29,000.00	27,166.00	27,166.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <p style="text-align: center;"><b>Housing Authority of the City of Luling</b></p>	Grant Type and Number: Capital Fund Program No: <b>TX59P07450109</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 3/31/10   
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$167,705.00</b>	<b>\$167,705.00</b>	<b>\$131,041.55</b>	<b>\$131,041.55</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director Date 6/22/2010	Signature of Public Housing Director Date
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- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
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U. S. Department of Housing and Urban Development  
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**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Luling</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P07450109</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>2009</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PIC#				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
TX074000001	HA Wide Operations	1406		55,155.00	55,155.00	55,155.00	55,155.00	
HA Wide	Travel and Training	1408		3,260.00	2,260.00	0.00	0.00	
HA Wide	Administration (salaries, benefits, sundries)	1410		16,771.00	16,771.00	8,759.95	8,759.95	
HA Wide	Audit Fees	1411		2,300.00	2,300.00	0.00	0.00	
HA Wide	Fees and Costs	1430		1,260.00	6,260.18	1,935.56	1,935.56	
HA Wide	Site Improvements	1450		3,000.00	1,398.82	1,398.82	1,398.82	
TX074000001	Apartment Upgrades as needed	1460	6 apts	1,513.00	1,513.00	1,415.97	1,415.97	
TX074000001	Replace Flcor Tile (as needed)	1460	3 apts	4,000.00	4,000.00	4,000.00	4,000.00	
TX074000001	Repair/Replace Fascia - Wade Apts.	1460	8 apts	38,000.00	35,601.00	28,201.00	28,201.00	
TX074000001	Repaint Wade, Guitierrez Apts.	1460	36	8,446.00	8,446.00	1,163.25	1,163.25	
TX074000001	Replace Appliances (as needed)	1465	8	5,000.00	5,000.00	1,846.00	1,846.00	
HA Wide	Replace Maintenance Truck	1475	1	22,000.00	22,000.00	20,166.00	20,166.00	
HA Wide	Replace Lawn Mower	1475	1	7,000.00	7,000.00	7,000.00	7,000.00	
<b>TOTAL 2009 CAPITAL FUNDS GRANT</b>				<b>\$167,705.00</b>	<b>\$167,705.00</b>	<b>\$131,041.55</b>	<b>\$131,041.55</b>	

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

**Attachment tx074d01**

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
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U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

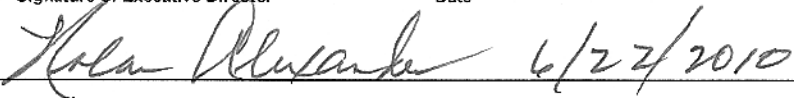
<b>Part I: Summary</b>					
PHA Name: <b>Housing Authority of the City of Luling</b>		Grant Type and Number: Capital Fund Program No: <b>TX59S07450109</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	3,299.00	3,299.00	3,299.00	3,299.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	57,374.00	59,522.18	59,522.18	59,522.18
10	1460 Dwelling Structures	152,722.00	150,573.82	150,573.82	150,573.82
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
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U. S. Department of Housing and Urban Development  
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<b>PHA Name:</b> Housing Authority of the City of Luling		<b>Grant Type and Number:</b> Capital Fund Program No: TX59S07450109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	\$213,395.00	\$213,395.00	\$213,395.00	\$213,395.00	
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
<b>Signature of Executive Director</b> 		<b>Date</b> 6/22/2010		<b>Signature of Public Housing Director</b>  		
				<b>Date</b>		

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**Attachment tx074e01**

Annual Statement /Performance and Evaluation Report  
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U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
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<b>Part I: Summary</b>						
PHA Name: <b>Housing Authority of the City of Luling</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P07450108</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	72,770.00		72,770.00	72,770.00	
3	1408 Management Improvements	2,000.00		1,992.47	1,992.47	
4	1410 Administration	16,859.00		16,859.00	16,859.00	
5	1411 Audit	2,300.00		2,300.00	2,300.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	1,260.00		1,260.00	1,260.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	0.00		0.00	0.00	
10	1460 Dwelling Structures	68,396.00		65,582.48	65,582.48	
11	1465.1 Dwelling Equipment-Nonexpendable	4,000.00		4,000.00	4,000.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	1,000.00		1,000.00	1,000.00	
14	1485 Demolition	0.00		0.00	0.00	
15	1492 Moving to Work Demonstration	0.00		0.00	0.00	
16	1495.1 Relocation Costs	0.00		0.00	0.00	
17	1499 Development Activities 4	0.00		0.00	0.00	

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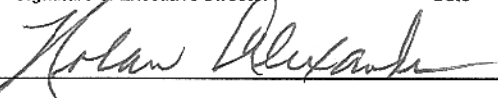

U. S. Department of Housing and Urban Development  
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/10   
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
		0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$168,585.00</b>		<b>\$165,763.95</b>	<b>\$165,763.95</b>
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director  Date 6/22/2010	Signature of Public Housing Director  Date
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PHA Name: <b>Housing Authority of the City of Luling</b>			Grant Type and Number: Capital Fund Program No: <b>TX59P07450108</b> Replacement Housing Factor Grant No: Date of CFFP:				Federal FFY of Grant: <b>2008</b>	
					CFFP (Yes/No) No			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
PIC#				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
TX074000001								
HA Wide	Operations	1406		72,770.00		72,770.00	72,770.00	
HA Wide	Travel and Training	1408		2,000.00		1,992.47	1,992.47	
	Policy development and Updates	1408						
HA Wide	Administration (salaries, benefits, sundries)	1410		16,859.00		16,859.00	16,859.00	
HA Wide	Audit Fees	1411		2,300.00		2,300.00	2,300.00	
HA Wide	Planning Fees/annual update	1430		1,260.00		1,260.00	1,260.00	
HA Wide	Apartment Upgrades as needed	1460	6	7,000.00		7,000.00	7,000.00	
HA Wide	Replace Floor Tile (as needed)	1460	4	3,500.00		3,500.00	3,500.00	
Wade, Janca								
Gutierrez Apts	Replace Doors	1460	50	20,500.00		19,239.94	19,239.94	
TX074-001	Repair/replace fascia	1460	6 apts	30,930.00		30,930.00	30,930.00	
	Replace Cabinets (as needed)	1460	10	3,000.00		2,711.60	2,711.60	
	Replace Coun	1460	10	1,728.00		1,023.89	1,023.89	
Senior Apts								
TX074-002	Rain Gutters	1460	10	1,738.00		1,177.05	1,177.05	
HA Wide	Replace Appliances	1465	8	4,000.00		4,000.00	4,000.00	
HA Wide	Replace Weed Eaters	1475	3	1,000.00		1,000.00	1,000.00	
<b>TOTAL 2008 CAPITAL FUNDS GRANT</b>				<b>\$168,585.00</b>		<b>\$165,763.95</b>	<b>\$165,763.95</b>	

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx074f01  
Housing Authority of the City of Luling  
Resident Advisory Board Consultation Process – FYB 2010 Plan Year

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents of the opportunity to serve on Resident Advisory Board - September 2009

2. Resident Advisory Board Selection

Selection made from resident/participant response October 2009

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan - November 2009

Notify Resident Advisory Board of scheduled meeting -November 18, 2009

Hold Resident Advisory Board meeting - December 3, 2009 & April 29, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad - March 15, 2010

Notify Resident Advisory Board - April 1, 2010

Hold Public Hearing meeting - May 21, 2010

5. Documentation of resident recommendations and PHA's response to recommendations

Meetings with Residents

**December 3, 2009**

The meeting was called to order at 2:01 p.m. by Nolan Alexander, Executive Director. Residents were informed of the accomplishments LHA had made during the past year and ongoing projects that would be completed during the current fiscal year. Some of the projects were energy efficient windows for all 128 apartments, sidewalk repair, roofs, floor tiles, etc. The residents were very pleased with the improvements the LHA had accomplished.

The residents and I discussed items that are being considered for the 2010 CFP. The items being considered are: replacing sewer lines at Janca Apartments, floor tiles, appliances, repairing soffit and fascia, exterior painting, and day to day operations.

The tenants had several suggestions for the Capital Fund Grant. Each of these ideas were discussed at length. The items were:

- Build a small laundry room at each complex
- Dryer connections for each apartment
- Grass seeds for lawns
- Access to mail boxes at Wade and Janca Apartments
- Fence holes at Felix Salas Apartments
- Speed bumps at Felix Salas Apartments
- Paint for tenant for touch-ups caused by children
- Ceiling fans

Items to be considered are: laundry rooms, dryer connections, mailbox access, and speed bumps. The tenants were told; grass seeds for lawns, fence holes, and paint will be taken from operating funds. If the tenant wants a ceiling fan, they will need to buy it themselves and the maintenance department will install the ceiling fan. Access will be taken care of with ARRA money. These areas were in the ARRA budget.

Items to be placed in the 5 year plan: dryer connections and speed bumps

### **April 29, 2010**

The meeting was called to order by the Executive Director, Nolan Alexander, at 2:00 p.m. on April 29, 2010.

The purpose of the meeting is to review/explain the Annual Plan and the Five Year Plan for the Luling Housing Authority. At our December meeting I received input from several of you and other HA residents. You have a copy of the 2010 budget and copies of the proposed 2011, 2012, 2013 and 2014 budgets. The proposed plans will be submitted to HUD for final approval. I briefly summarized each plan.

The committee was in agreement with the HA concerning the projects in the 2010 Capital Fund budget and Five Year Plan. The HA was complimented by the committee on how well the apartments were maintained. The Resident Advisory Committee was adjourned at 2:45 p.m. by the chairperson after residents had fully discussed issues and concerns. The HA has made every effort to incorporate resident concerns into the Five Year Plan and Annual Plan.