

PHA 5-Year and Annual Plan Version 2	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Marble Falls Housing Authority PHA Code: TX263
 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: 0 Number of HCV units: 226

3.0 Submission Type
 5-Year and Annual Plan – **Version 2** 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: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- We want to utilize replacement housing factor money to build single family homes.

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 Marble Falls Housing Authority.
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

<u> X </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
<u> X </u>	903.7(2) Financial Resources
<u> X </u>	903.7(3) Rent Determination
<u> X </u>	903.7(4) Operation and Management
<u> X </u>	903.7(5) Grievance Procedures
<u> N/A </u>	903.7(6) Designated Housing for Elderly and Disabled Families
<u> X </u>	903.7(7) Community Service and Self-Sufficiency
<u> N/A </u>	903.7(8) Safety and Crime Prevention
<u> N/A </u>	903.7(9) Pets
<u> N/C </u>	903.7(10) Civil Rights Certification
<u> N/C </u>	903.7(11) Fiscal Year Audit
<u> N/A </u>	903.7(12) Asset Management
<u> N/C </u>	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 – 1110 Broadway, Marble Falls, TX 78654

6.0 PHA Plan Elements

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

A. Public Housing

At the beginning of fiscal year 2010, Marble Falls Housing Authority will no longer have any Public Housing units. The PHA's demolition/disposition application was approved by HUD. All Capital Fund Programs will be closed out by 2009 fiscal year end.

As a result the PHA has become eligible for Housing Replacement Fund program. During the upcoming year the PHA plans to make application for the eligible housing replacement funds to develop single family homes.

The PHA received 100 new replacement vouchers in fiscal year 2009 for the public housing residents who have been displaced.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
 - Domestic Violence - attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

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

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Former landlord's names and contact information know to MFHA upon written request from prospective landlords.

(2) Waiting List Organization

The Marble Falls Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- A thirty (30) day automatic extension is granted if simply requested by Voucher holder; no further extensions would be granted.

(4) Preferences

The PHA does 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 the median area income.

The PHA has not established any preferences for admission to section 8.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund	151,534.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	878,832.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$1,030,366.00	

903.7 (3) Rent Determination Policies

A. Public Housing

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

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If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families

(2) 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 under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - 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 separation, divorce and abandonment;
 - c. One or more family members have lost employment;
 - d. The family would be evicted as a result of imposing the minimum rent requirement;
 - e. There has been a death in the family; or
 - f. 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)

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period 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 and the HAP is again adjusted.
 - b. In the case of a temporary hardship, 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

6.0

Repayment Agreement.

- c. 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.
- d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.

3. 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.

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 Section 8 Coordinator.

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	226	40
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

- 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: ***NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING***

Section 8 Management:

- Administrative Plan

6.0 903.7(5) Grievance Procedures

A. Public Housing

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

B. Section 8 Tenant-Based Assistance

The PHA has not 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.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

903.7(7) Community Service and Self-Sufficiency

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

1. The PHA has not 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.)
2. Other coordination efforts between the PHA and TANF agency include:
N/A

B. Services and programs offered to residents and participants by the Marble Falls Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will not employ discretionary policies to enhance the economic and social self-sufficiency of assisted families.

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
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)
Section 8	226	Waiting List	PHA Main Office	Section 8 Participants

(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:

- Establishing a protocol for exchange of information with all appropriate TANF agencies

D. Community Service Requirement

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

903.7(8) Safety and Crime Prevention

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

903.7(9) Pets

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

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 Section 8 assistance programs.

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 housing or assistance;
- 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;

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- 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 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, at least 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.

903.7(12) Asset Management

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

903.7(13) Violence Against Women Act (VAWA)

The Marble Falls Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence

6.0

Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

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.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with Highland Lakes Family Crisis Center to provide supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA provides the victim with literature along with business cards of counselors who can assist them at the Highland Lakes Family Crisis Center.

In addition, the PHA has amended its policies 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 referrals to the Highland Lakes Family Crisis Center for victims of domestic violence, dating violence, or stalking;
- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking by moving them to a different location in the development;
- Maintain collaborative partnership between PHA and Highland Lakes Family Crisis Center 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.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

Marble Falls Housing Authority has trained its staff on the required confidentiality issues imposed by VAWA.

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 – 1110 Broadway, Marble Falls, TX 78564

7.0 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

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

b. Demolition and/or Disposition

The PHA plans to conduct demolition or disposition activities in the plan Fiscal Year.
 Demolition/Disposition has been/will be completed prior to 10/1/10

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: Marble Falls Housing Authority
1b. Development (project) number: 263-001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(10/08/09)</u>
5. Number of units affected: 100
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 2010 b. Projected end date of activity: July 2010

c. Conversion of Public Housing

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

d. Homeownership

1. Public Housing

NOT APPLICABLE – PHA NO LONGER ADMINISTERS PUBLIC HOUSING

2. Section 8 Tenant Based Assistance

The PHA does not plan to administer any homeownership programs for section 8.

e. Project-based Vouchers

The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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> <ul style="list-style-type: none"> ▪ FY 2010 Annual Statement – attachment tx263a02 ▪ FY 2009 Performance and Evaluation Report – attachment tx263b02 ▪ FY 2009 ARRA Performance and Evaluation Report – attachment tx263c02 ▪ FY 2008 Performance and Evaluation Report – attachment tx263d02
8.2	<p>Capital Fund Program Five-Year Action Plan. 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. <i>NOT APPLICABLE – PHA WILL NO LONGER ADMINISTER PUBLIC HOUSING</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <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. <i>NOT APPLICABLE – PHA WILL NO LONGER ADMINISTER PUBLIC HOUSING</i></p>

9.0	<p>Housing Needs. 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>The Marble Falls Housing Authority’s public housing stock has been demolished. The PHA is awaiting the beginning of new single family home program through Replacements Housing Factor funding.</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	225		40
Extremely low income <=30% AMI	105	47%	
Very low income (>30% but <=50% AMI)	120	53%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	116	51.5%	
Elderly families	51	23%	
Families with Disabilities	69	31%	
White	159	71%	
Black/African American	20	9%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	46	20%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
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)? 6 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

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

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:

- 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
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

PHA shall increase the number of affordable housing units by:

- 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

Need: Specific Family Types: Families at or below 30% of median - N/A

Need: Specific Family Types: Families at or below 50% of median – N/A

Need: Specific Family Types: The Elderly – N/A

Need: Specific Family Types: Families with Disabilities – N/A

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs – N/A

PHA shall conduct activities to affirmatively further fair housing

- 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

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

Below are the Goals and objectives identified by PHA for 2008 Five Year PHA Plan and the progress made on each goal and objective.

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:

Leverage private or other public funds to create additional housing opportunities:

Progress Statement: We will apply for additional vouchers if available.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Progress Statement: No longer applicable, as PHA no longer administers public housing.

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

PHA Goal: Provide an improved living environment

Objectives:

Other: (list below)

- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Progress Statement: No longer applicable, as PHA no longer administers public housing.

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:

Other: (list below)

- Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

10.0

Progress Statement: This is on-going.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

Significant Amendments or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement;
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

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

- 11.0 Required Submission for HUD Field Office Review.** 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. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (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 tx263e02
 - (g) Challenged Elements – No elements challenged
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments tx263a02, tx263b02, tx263c02, and tx263d02.
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) ***N/A – PHA will no longer administer Public Housing***

Attachment: tx263a02

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;">Marble Falls Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P26350110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

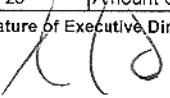
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	30,306.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
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	121,228.00			

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: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350110 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	-				
	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)	\$151,534.00				
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	0.00				
Signature of Executive Director 			Signature of Public Housing Director			
Date 11/12/10			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.

Attachment: tx263b02

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: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350109 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:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10		<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	30,716.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	30,717.00	30,717.00	30,717.00
4	1410 Administration	0.00	13,563.00	13,563.00	13,563.00
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	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
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	122,867.00	109,303.00	109,303.00	109,303.00
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: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350109 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:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <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)	\$153,583.00	\$153,583.00	\$153,583.00	\$153,583.00
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
Signature of Executive Director		Date 11/2/10		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.

Part II: Supporting Pages

PHA Name: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350109 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
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# TX263000001				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Operations:	1406		30,716.00	0.00	0.00	0.00	
	Total 1406	Total 1406		30,716.00	0.00	0.00	0.00	
	Management Improvements:	1408		0.00	30,717.00	30,717.00	30,717.00	
	Total 1408			0.00	30,717.00	30,717.00	30,717.00	
	Administration: (10% of total grant)							
	Accounting	1410		0.00	13,563.00	13,563.00	13,563.00	
	Total 1410			0.00	13,563.00	13,563.00	13,563.00	
	Demolition:	1485		122,867.00	109,303.00	109,303.00	109,303.00	
	Total 1485			122,867.00	109,303.00	109,303.00	109,303.00	
TOTAL 2009 CAPITAL FUNDS GRANT				\$153,583.00	\$153,583.00	\$153,583.00	\$153,583.00	

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: tx263c02

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

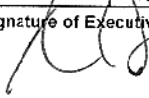
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59S26350109 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 type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10		<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	
3	1408 Management Improvements	0.00		0.00	0.00	
4	1410 Administration	0.00		0.00	0.00	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	0.00		0.00	0.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	0.00		0.00	0.00	
10	1460 Dwelling Structures	0.00		0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	0.00		0.00	0.00	
14	1485 Demolition	193,438.00		193,438.00	193,438.00	
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	

1 To be completed for the Performance and Evaluation Report
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 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: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59S26350109 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 type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <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	
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	
20	Amount of Annual Grant (sums of lines 2-19)	\$193,438.00		\$193,438.00	\$193,438.00	
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 11/12/10		Signature of Public Housing Director Date		

- 1 To be completed for the Performance and Evaluation Report
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Attachment: tx263d02

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;">Marble Falls Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P26350108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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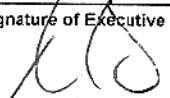
Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/10 Final Performance and Evaluation Report

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	30,560.00	30,560.00	30,560.00	30,560.00
3	1408 Management Improvements	10,000.00	3,791.00	3,791.00	3,791.00
4	1410 Administration	5,000.00	3,510.00	3,510.00	3,510.00
5	1411 Audit	8,000.00	8,000.00	8,000.00	8,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,000.00	15,313.00	15,313.00	15,313.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	74,259.00	91,645.00	91,645.00	91,645.00
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

1 To be completed for the Performance and Evaluation Report
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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: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350108 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 checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <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	-	-	-	-	
		0.00	0.00	0.00	0.00	
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)	\$152,819.00	\$152,819.00	\$152,819.00	\$152,819.00	
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	
Signature of Executive Director 		Date 11/12/10		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.

Part II: Supporting Pages

PHA Name: Marble Falls Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P26350108 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2008	
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# TX263000001				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Operations:	1406		30,560.00	30,560.00	30,560.00	30,560.00	
	Total 1406	Total 1406		30,560.00	30,560.00	30,560.00	30,560.00	
	Management Improvements:	1408		10,000.00	3,791.00	3,791.00	3,791.00	
	Total 1408	Total 1408		10,000.00	3,791.00	3,791.00	3,791.00	
	Administration: (10% of total grant)							
	Accounting	1410		5,000.00	3,510.00	3,510.00	3,510.00	
	Total 1410	Total 1410		5,000.00	3,510.00	3,510.00	3,510.00	
	Audit:	1411		8,000.00	8,000.00	8,000.00	8,000.00	
	Total 1411	Total 1411		8,000.00	8,000.00	8,000.00	8,000.00	
	Fees and Costs:							
	Consulting services	1430		25,000.00	15,313.00	15,313.00	15,313.00	
	Total 1430	Total 1430		25,000.00	15,313.00	15,313.00	15,313.00	
	Non-Dwelling Structures:							
	Administrative Building Expansion	1470		74,259.00	91,645.00	91,645.00	91,645.00	
	Total 1470	Total 1470		74,259.00	91,645.00	91,645.00	91,645.00	
TOTAL 2008 CAPITAL FUNDS GRANT				\$152,819.00	\$152,819.00	\$152,819.00	\$152,819.00	

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: tx263e02
Marble Falls Housing Authority
Resident Advisory Board Consultation process – FYB 2010

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **May 3, 2010**
- 2. Resident Advisory Board Selection**
Selection made from resident/participant response **May 5, 2010**
- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan **April 1, 2010**
Notify Resident Advisory Board of scheduled meeting **May 3, 2010**
Hold Resident Advisory Board meeting **May 5, 2010**
- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad **March 23, 2010**
Notify Resident Advisory Board **May 5, 2010**
Hold Public Hearing meeting **June 1, 2010**
- 5. Documentation of resident recommendations and PHA's response to recommendations**

The only comment the PHA received was in support of the MFHA efforts. Members of the RAB were delighted to have received HCV.