

CAPITAL FUND PROGRAM TABLES START HERE

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	Federal FY of Grant
		Original	Revised		
1	Total Non-Capital Funds				U.S. Department of Housing and Urban Development Office of Public and Indian Housing 2002
2	1406 Operating Expenses	14,646.00			
3	1408 Management Improvements	74,500.00			
4	1410 Administration	39,500.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	26,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	323,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,088.00			
12	1470 Non Dwelling Structures	0.00			
13	1475 Non Dwelling Equipment	12,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of ARRA Grant (sums of lines 2-20)	499,734.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	25,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	5,000.00			

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year Beginning 07/01/01

Housing Authority of the City of Detroit
NOTE: PHA PLAN IS TEMPORARILY AMENDED'

THIS PHA PLAN IS TEMPORARILY AMENDED' ACCORDING WITH THE PROVISIONS OF THE HUD 2005 ANNUAL PLAN FOR FISCAL YEAR BEGINNING 07/01/01

PHA Plan Agency Identification

PHAName: Galveston Housing Authority

PHANumber: TX017

PHAFiscalYearBeginning:(07/2001)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

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

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

B.Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
Apply for waiver to HUD to assign 10 Section 8 project -based rental vouchers for victims of domestic violence at Women Crisis Center in Galveston in the year 2000.
 - Reduce public housing vacancies:
Reduce the number of turn around days to score a B or better on PHAS by the year 2001.
 - Leverage private or other public funds to create additional housing opportunities:
Submit Low Income Tax Credit application with the Texas Department of Housing and Community Affairs in the year 2000 to leverage funds requested from HUD in the FY 2000 HOPE VI funding application round for the revitalization of Palm Terrace (TX 017 -02,06).

- Acquire or build units or developments:
 1. Build 32 single-family homes for homeownership on the site of the old Cedar Terrace by December 2001.
 2. Build 33 units of public housing "scattered" in designated non-minority impacted areas in the city of Galveston by December 2001.
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHA Score)
 1. Improve PHA to 85 by 2001
 2. Improve PHA to 90 or better by 2002
- Improve voucher management: (SEMAP score)

Attain 90 or above on SEMAP by 2001.
- Increase customer satisfaction:
 1. Hold at least one board meeting per year at each site to better inform residents of GHA's ongoing business activities.
 2. Department Heads will attend two resident council meetings per year to discuss issues pertinent to their respective areas of responsibilities.
 3. Hold customer service training for all GHA employees by 2001.
- Concentrate effort to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

Work to improve management functions as indicated on the attached lists of individual departmental goals and objectives.
- Renovate or modernize public housing units:
 1. Meet all obligation and expenditure deadlines in 5 Year Modernization Plan.
 2. Submit HOPEVI Grant Application for Palm Terrace in the 2000 application round.
 3. Submit HOPEVI Grant Application for Oleander Homes by 2004.
- Demolish or dispose of obsolete public housing:

Submit HOPEVI application for demolition and revitalization of Palm Terrace (TX017-02,06) in the 2000 application round
- Provide replacement public housing:
 1. Budget for 80 replacement units at Palm Terrace (TX017-02,06) as part of the HOPEVI application.
 2. Submit HOPEVI application for revitalization of Oleander Homes by 2003.
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
Maintain mobility counseling center to make clients aware of choices in housing in the year 2000.
- Conduct outreach efforts to potential voucher landlords
Continue outreach efforts by inspectors to find 90 units of housing for projected based Section 8 vouchers in areas of community which are designated in Consent Decree as non-minority impacted.
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
Continue following the provisions of the Consent Decree (G-96-404) and Voluntary Compliance Agreement (06-96-03-002-340) 32 Single-family homes and Scattered Site Housing.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measure 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:
Promote income mixing by submitting mixed income, mixed finance grant request as part of HOPEVI application for Palm Terrace (TX017-02,06) for year 2000 and for Oleander Homes (TX017-01) by 2004.
 - Implement public housing security improvements:
 1. New lights and security system at Magnolia Homes (TX017-03) by 2004.
 2. New locks and security system for Holland House (TX017-09) and Gulf Breeze apartments (TX017-07) by 2004.
 3. Apply for Public Housing Drug Elimination Funding each year to continue community and problem oriented policing efforts on GHA properties.
 - Designated developments or buildings for particular resident groups (elderly, persons with disabilities):
As part of HOPEVI, build and designate an elderly development on the south side of Broadway
 - Other: (list below)
 1. Improve curb appeal of all complexes by 2004 by installing dumpster enclosures at all sites.
 2. Include economic development activities in HOPEVI application for Palm Terrace (TX017-02,06)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
 1. Explore partnerships by December 2000 with Galveston College, College of the Mainland, and University of Texas Medical Branch to expand opportunities to enhance resident educational skills.
 2. Have Oleander Homes and Magnolia Homes Community Centers operational for GED and afterschool tutoring programs by December 2000.
 3. Meet with Gulf Coast Career Center employees by December 2000 to seek opportunities for educational and employment for residents.
 4. Sponsor a Job Fair at the Island Community Center by December 2001.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

1. Continue to follow the provisions of Consent Decree (G -96-404) and Voluntary Compliance Agreement (06 -96-03-002-340).
2. GHA will contact interested landlords and public housing and section 8 waiting list individuals to try to bring applicants units that are relocated in the non-minority impacted areas of the city.
3. As part of the HOPE VI application for the FY2000, GHA will include public housing units to be located in non -minority impacted areas of the city.
4. GHA will complete construction of 33 units of public housing in non - minority impacted areas of the city by 2001.

Other PHA Goals and Objectives: (list below)

1. Purchase and Install new computers software by March 2004.

Annual PHA Plan
PHA Fiscal Year Beginning 07/01/01
[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

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

[See Statement of Progress – GHA2001 Plan Text Below and Attachment Filename: (**tx017a01**)]

Statement of Progress GHA 2001 Agency Plan

The Board of Commissioners and staff of GHA have progressed significantly toward accomplishment of goals stated in the 2000 - 2004 Five Year Agency Plan.

Goal: Expand Supply of Assisted Housing

GHA applied for and received 200 fair share housing choice vouchers and has allocated ten to the Women's Crisis Center to assist victims of domestic violence. In addition, GHA has reduced unit turnover days from over 40 to 26 and we fully expect to make a score of B or better by the end of 2004.

Although GHA was not awarded, both a State Tax Credit and Federal HOPE VI grant were submitted as planned. Construction has started on 32 units of homeownership at Cornerstone Place and 25 units of scattered site public housing have been constructed. For the 2000 - 2004 Agency Plan, GHA has met or exceeded many goals. The PHAS advisory score for 6 - 30-01 is 92 and the 6 - 30-01 SEMAP score is 92. In its efforts to improve customer service, the Board of Commissioners and various staff members attended monthly Board meetings held at complex community rooms, and all employees have received on-site customer service training.

GHA is in compliance with the terms of Consent Decree G - 96-404 and Voluntary Compliance Agreement 06 - 96-03-002-340. Staff provide mobility counseling to all Section 8 applicants in order to increase assisted housing choices. A new homeownership program has been initiated with the construction to Cornerstone Place, where 32 single - family homes are under construction.

Goal: Improve Community Quality of Life

An amendment to the Admissions and Occupancy Policy for Public Housing includes a provision for income mixing. However, the average incomes of most GHA residents fall below 30% of the area median. Little impact has been made from this change. The living environment has been improved for residents through the installation of security locks and systems at two elderly high-rise and the benefits of PHDEP funding are still being realized in GHA's after school programs and policing efforts. Other improvements to GHA's properties include dumpster enclosures at all sites except Palm Terrace.

Goal: Promote Self-Sufficiency and Asset Development of Families and Individuals

GHA's focus on self-sufficiency initiatives is on-going. Strategic community partnerships have been developed to provide quality after-school tutoring and nutrition at Magnolia Homes Learning Center and planning is underway for partnerships for the Oleander Homes Learning Center. In cooperation with the Gulf Coast Career Center, a job fair was held at GHA's Island Community Center.

Goal: Ensure Equal Opportunity in Housing for all Americans

GHA continues to comply with its responsibilities to provide fair housing to all citizens.

Sharon Strain
Executive Director
Attachment Filename: (tx017a01)

Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	N/A
ii. Statement of Progress (Attachment Filename: <u>tx017a01</u>)	9
iii. Table of Contents	10
1. Housing Needs	15
2. Financial Resources	26
3. Policies on Eligibility, Selection and Admissions	27
4. Rent Determination Policies	36
5. Operations and Management Policies	40
(Attachment Filename: <u>tx017a10</u>) Organization Chart	
6. Grievance Procedures	42
(Attachment Filename: <u>tx017a02</u>) Section 6.B.1	
7. Capital Improvement Needs	43
(Attachment Filename: <u>tx017a09</u>) 5-Year Plan	
(Attachment Filename: <u>tx017a03</u>) 2001 Plan	
(Attachment Filename: <u>tx017a11</u>) 2002 Plan	
(Attachment Filename: <u>tx017a12</u>) 2003 Plan	
(Attachment Filename: <u>tx017a13</u>) 2004 Plan	
(Attachment Filename: <u>tx017a14</u>) 2005 Plan	
(Attachment Filename: <u>tx017a16</u>) P&E 1998	
(Attachment Filename: <u>tx017a17</u>) P&E 1999	
(Attachment Filename: <u>tx017a15</u>) 2000 Plan	
8. Demolition and Disposition	45
9. Designation of Housing	46
10. Conversions of Public Housing	48
11. Homeownership (Attachment Filename: <u>tx017a04</u>) Section 11.B.2.b	50
12. Community Service Programs	54 and 78
(Attachment Filename: <u>tx017a07</u>)	
Community Service & Implementation Summary	
13. Crime and Safety	57
(Attachment Filename: <u>tx017a05</u>) PHDEP Plan	
14. Pets (Inactive for January I PHAs)	67
(Attachment Filename: <u>tx017a06</u>) Pet Policy	
15. Civil Rights Certifications	79
16. Audit	79
17. Asset Management	80
18. Other Information	80
(Attachment Filename: <u>tx017a08</u>)	
Resident Advisory Board Membership/Comments/Recommendations	
19. Substantial Deviation	84

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2000 Capital Fund Program Annual Statement
(Attachment Filenames: tx017a09, tx017a15, tx017a03, tx017a11, tx017a12, tx017a13, tx017a14, tx017a16, tx017a17)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment Filename: tx017a10)
- FY2000 Capital Fund Program 5 -Year Action Plan
(Attachment Filenames: tx017a09, tx017a15, tx017a03, tx017a11, tx017a12, tx017a13, tx017a14, tx017a16, tx017a17)
- Public Housing Drug Elimination Program (PHDEP) Plan
[Inserted in Plan Text (Pgs. 60 -67) and
Attachment Filename: (tx017a05)]

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X Tab3	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X Tab4	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X Tab5	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. Fair Housing Documentation Continued.	5 Year and Annual Plans a. Consent Decree b. Voluntary Compliance Agreement c. MOU with GPD d. Off -Duty Police Service e. FHEO Monitoring Reports f. FHEO Employee Training g. Census Block Map
X Tab6	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs a. City of Galveston’s Consolidated Plan b. Analysis of Impediments c. HOPE VI Housing Market Analysis
X Tab7	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources; FY 1999 Operating Budget
X Tab8a	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X Tab8b	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X Tab8a (ACOP)	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	incomemixing analysis *Contain in ACOP	
X 8a	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X 8a	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X Tab 8b	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X Tab 9	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A (X Tab 10)	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X Tab 8b	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X Tab 11a	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X Tab 8b	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
(X Tab 12a)	Any cooperative agreement between the PHA and the TANF agency (GHA and Gulf Coast Career Centers)	Annual Plan: Community Service & Self - Sufficiency
(X Tab 12b)	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
(X Tab 12c/12d)	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports (1995 ED/SS and 1997 PHDEP)	Annual Plan: Community Service & Self - Sufficiency
X Tab 13a/13b/13c	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance (1998) report for any open grant and most recently (1999) submitted PHDEP application (PHDEP Plan) PHDEP Template	Annual Plan: Safety and Crime Prevention
X Tab 14	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X X Tab 15d	Other supporting documents (optional) (list individually; use as many lines as necessary) Supporting Documents continued	<ul style="list-style-type: none"> a. GHAM Management Organizational Chart b. RAB comments c. Goals and Objectives d. Appendix - Blood Borne Disease Policy - Capitalization Policy - Check Signing Policy - Criminal Records Management Policy - Disposition Policy - Drug Free Policy - Ethics Policy - Facilities Use Policy - Funds Transfer Policy - Hazardous Materials Policy - Investment Policy - Maintenance Policy - Natural Disaster Policy - Pest Control Policy - Procurement Policy - Public Housing Lease

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orother dataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthe followingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthat have housingneeds.Fortheremainingcharacteristics,rate theimpactofthatfactoronthehousingneedsfor eachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

NARRATIVEOFHOUSINGNEEDSASSESSMENT HOUSINGAUTHORITYOFTHECITYOFGALVESTON,TX PREPAREDFORTHE2000 -2005FIVEYEARPLAN

AsrequiredbytheQualityHousingandWorkResponsibilityActof1998(QHWRA),GHAhas gatheredandanalyzedcertaindatarelated toissuesurroundinghousingwhichisavailabletothree (3)specificpopulationgroupsinourcommunity.Thepurposeofthisactivityistoprovide informationtoundergridthedeisionmakingprocessforthedirectionGHAwilltakeoverthenext fiscalyear to provide decent, safe, and sanitary housing to Galveston low income population.

Thegroupsanalyzedforthisassessmentare:

- A. Extremely low income –householdswithlessthan30%ofmedianincome
- B. Elderlyanddisabledhouseholds
- C. Various raceandethnichouseholds

Thesourcedocumentsusedtomakeneeddeterminationsare:

- A. TheCityofGalvestonHousingandCommunityDevelopmentConsolidatedPlanof1995
- B. SateofTexasLowIncomePlanof1998
- C. DemandanalysisforproposedHOPEVIrevitalizationprogramatPalmTerraceHomes (preparedinJanuary2000byBartonSmith,EconomistattheUniversityofHoustonand EverettCrawford,CrawfordRealtyAdvisors)
- D. TheCityofGalveston1996AnalysisofImpedimentstoHousingChoice
- E. StatisticaldatafromGHA’sSection8andpublichousingwaitinglist
- F. 1990CommunityHousing(CHAS)DataBook

ItshouldbenotedthatsignificantamountofmaterialavailableforthisQHWRArequiredanalysis isdated.Mostofitispredicatedonthe1990CensusData.However,morerecentlygathered information,suchasthePalmTerraceHOPEVIDemandAnalysisstudyandcurrentGHAwaiting liststatisticsindicateastrikingresemblanceinneedtothatpreviouslyidentified.Inaddition, QHWRAcontainspro visionforreformulationoffive -yearplangoals.The1990censusdata demonstratestheneedforstrategicchange.

AprofileoftheCityofGalvestonis pertinenttoathoroughunderstandingofthehousingneedsof thepopulationgroupbeingstudied.Thegeographicandeconomiccircumstancesofthiscommunity asawhole,significantlyimpacttheneedforvariousformsofsubsidizedhousing.

TheCityofGalvestonislocatedonabarrierislandontheTexasCoastatthemouthofGalveston Bay.Itislocatedapproximately40milesoutheastofHouston.Theislandisborderedonthesouth bybeachandtheGulfofMexico.ThenorthernlandmassisborderedbytheGalvestonShip Channelwhichprovidesgulfaccessfromthecity’sdocks,shipyards,andindustrialareas.

The need for Galveston's subsidized housing is very apparent when consideration is focused on the economy of the island. Twenty years ago, there was a dramatic drop in manufacturing jobs associated with the port industry. Over time, the opening of the Houston Ship Channel and its resultant completion eroded Galveston's economic base from port activity. This changed to a stagnant economy, which has existed for 20 years and is only now beginning to change. Per capita personal income is near 25% below that in Houston, as lower paying jobs in the tourist retail and service oriented industries have supplanted higher paying manufacturing jobs. More than 38% of Galveston's households have less than \$15,000 per year income.

An important aspect of the economic decline in Galveston is the effect on the aging of our population, as younger persons have sought opportunity for employment elsewhere. Twenty-six percent of all households in the city live on social security, compared to 16.8% in the County. This suggests a substantial need for subsidized elderly housing. The need for elderly housing is also demonstrated by the fact that although only 30% of GHA's public housing stock is for elderly persons, over 70% of total units are occupied by persons who are elderly, handicapped, or disabled. This means 525 units are unavailable for other family use because seniors have no other available housing.

The housing stock in Galveston has steadily declined in quantity and quality as population and income levels have dropped. There has been little new construction. There is a succinct explanation of the effect on housing stock in the Demand Analysis HOPEVI study. Barton Smith is quoted below:

“Filtering in the Stock of Housing” – Within communities that are experiencing some growth, the standard urban economic model of filtering has general application. In that environment, new housing in excess of replacement is produced to meet the needs of a growing population. The new housing primarily serves middle and upper middle income households. Then the existing stock of housing filters down in quality and price to meet the needs of lower income households. The greater the economic growth, the faster the filtering process, the younger the age distribution of the overall stock, and the better the quality of housing which is available to lower income households in steady state equilibrium. In stagnant economies, the filtering process greatly diminishes because of a lack of flow of quality new housing at the top of the housing stock hierarchy. The end result is that the housing stock is becoming older and the age distribution is skewed toward the lower end of the housing quality spectrum. Galveston is a perfect example of the zero filtering community where the housing stock is steadily declining. Of course, this is the natural market reaction to a population that is not only slack to declining, but that is becoming relatively poor as well. Whereas, 11% of county metropolitan statistical area housing was built before 1950, 38% of Galveston's housing was built before 1950.”

The above explanation perfectly describes the difficult situation encountered in Galveston as staff work suits Section 8 housing that will pass Housing Quality Standards.

**ANALYSIS OF HOUSING NEEDS FOR PERSONS
WHOSE INCOMES ARE BELOW 80% OF MEDIAN**

A. Elderly Households Under 80% of Median

1. Small renter households (1 to 2 members)

Income Level % of Median	Total Number of Households Under 80% of Income	Household Rent > 30% of Income	Percent of Household Rent > 30% of Income	Households Rent > 50% of Income	Percent of Households Rent > 50% of Income
0-30	990	639	65 %	350	35%
31-50	345	236	68%	84	24%
51-80	201	85	42%	12	67%
Total	1,536	960		446	

2. Owner households under 80% Median Income

Income Level % of Median	Total Number of Households Under 80%	Household Rent > 30% of Income	Percent of Household Rent > 30%	Households Rent > 50% of Income	Percent of Households > 50% of Income
0-30	881	533	60%	315	36%
31-50	768	231	30%	49	6%
51-80	650	54	8%	54	8%
Total	2,289	818		418	

- 3. Elderly households on waiting list**
a. Public housing – 43 of 381
b. Section 8 – 30 of 592

- 4. Elderly residents housed by GHA**
a. Public housing – 70%
b. Section 8 –

B. Family Households in Jurisdiction Under 80% of Median Income

1. Total renter households with any housing problems

Income Level % of Median	Total Number Households Under 80% Income	Household Rent > 30% of Income	Percent of Household Rent > 30%	Households Rent > 50% of Income	Percent of Households > 50%
0-30	3,966	3,906	73	2,094	53
31-50	2,371	1,639	69	496	21
51-80	2,901	801	28	89	3
Total:	9,238	2,737		2,678	

2. Total homeowner households under 80% of median income

Income Level % of Median	Total Number Households Under 80%	Household Rent > 30% of Income	Percent of Household Rent > 30%	Households Rent > 50% of Income	Percent of Households rent > 50% of Income
0-30	1,448	956	66	855	59
31-50	1,263	513	41	484	38
51-80	1,477	300	21	54	4

3. Families on waiting list

- a. Public Housing -338
- b. Section 8 -562

4. Families housed by GHA

- a. Public Housing -1,192
- b. Section 8 -993

C. Minority Status – Income Distribution

There are 13,689 renter households in the City of Galveston. Of this total, 29% are in the 0-30% median income group; 17.3% are in the 31-50% of median income group; and, 21.2% are in the 51-80% of median income group. This totals 67.5% of renters in Galveston who are below 80% of median income in the standard metropolitan statistical area and who qualify for some form of subsidized housing. An analysis of minority renter's income follows:

Group	No. of Renter Households	% With Income 0 -30%	% With Income 31 -50%	% With Income 51 -80%
All minority	7,162	37.8	19.5	22.5
Black	4,438	44.5	19.5	19.7
Hispanic	2,391	26.9	19.6	28.9

Housing Needs of Families in the Jurisdiction (City of Galveston) by Family Type (under 80% of the Median Income)							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	3966	5	*	*	*	*	*
Income > 30% but <= 50% of AMI	2371	5	*	*	*	*	*
Income > 50% but < 80% of AMI	2901	3	*	*	*	*	*
Elderly	3825	4	*	*	*	*	*
Families with Disabilities	*	*	*	*	*	*	*
Race/Ethnicity Black	4438	5	*	*	*	*	*
Race/Ethnicity Hispanic	2391	5	*	*	*	*	*
Race/Ethnicity White	6527	5	*	*	*	*	*
Race/Ethnicity Other	333	0	*	*	*	*	*

Legend:

Severity of Need Matrix

Number	Description	Measurement
1	Little Need	Trace of population paying > 30% of income for rent.
2	Moderate Need	10% to 15% of population paying > 30% of income for rent
3	Need	16% to 20% of population paying > 30% of income for rent
4	Moderate Extreme Need	21% to 20% of the population paying > 30% of income for rent
5	Extreme Need	> 30% of the population paying > 30% of income for rent

Notes:

***There was little specific detail available to use as a basis for assignment of numerical need to supply, quality, etc. However, the Demand Analysis for Palm Terrace HOPE VI submission contains sufficient general data for the city of Galveston for an overall picture to be drawn and this has been done in the narrative needs assessment.**

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - A. The City of Galveston Housing and Community Development Consolidated Plan of 1995
 - B. State of Texas Low Income Plan of 1998
 - C. Demand analysis for proposed HOPEVI revitalization program at Palm Terrace Homes (prepared in January 2000 by Barton Smith, Economist at the University of Houston and Everett Crawford, Crawford Realty Advisors)
 - D. The City of Galveston 1996 Analysis of Impediments to Housing Choice
 - E. Statistical data from GHA’s Section 8 and public housing waiting list
 - F. 1990 Community Housing (CHAS) Data Book

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	491		184
Extremely low income <= 30% AMI	480	98%	
Very low income (> 30% but <= 50% AMI)	11	2%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	0	0%	
Families with children	253	52%	
Elderly families *	26	5%	
Families with Disabilities	76	15%	
Race/ethnicity 1. White	114	23%	
Race/ethnicity 2. Black	376	77%	
Race/ethnicity 3. Am/Ind	0	0	
Race/ethnicity 4. Am/Asian	1	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	238	48%	59
2BR	197	40%	40
3BR	36	7%	78
4BR	20	4%	6
5BR	0	0	1
5+BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			
*Elderly families currently occupy 44% of family housing units and comprise 70% of GHA's total population.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	681		214
Extremely low income <= 30% AMI	639	94%	
Very low income (> 30% but <= 50% AMI)	39	6%	
Low income (> 50% but < 80% AMI)	2	< 1%	
Families with children	269	40%	
Elderly families	27	4%	
Families with Disabilities	50	7%	
Race/ethnicity 1. White	242	36%	
Race/ethnicity 2. Black	436	64%	
Race/ethnicity 3. Am/Ind	1	< 1%	
Race/ethnicity 4. Am/Asian	2	< 1%	

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

If yes:

How long has it been closed (# of 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

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'reasonsforchoosing thisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumber ofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamiestoren tthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordination withbroadercommunitystrategies
- Other(listbelow)
SubmitHOPEVIApplicationforPalmTerrace.Replacementof332obsolete PublicHousingunitsanddeconcentrationwiththeadditionof135TaxCredit units.

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousingviaHopeVIapplication
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesa torbelow30%ofAMI inpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMI intenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswitheconomicardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAM I

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly(aspartofHOPEVI)
- Applyforspecial -purposevoucherstargetedtotheelderly,shoul dtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswith disabilities,should theybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	1,808,945	
b) Public Housing Capital Fund	2,423,123	
c) HOPEVI Revitalization	35,000,000	
d) HOPEVI Demolition	650,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,745,640	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	314,723	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant (In Kind and CDBG)		
i) HOME	N/A	
Other Federal Grants (list below)		
Economic Development Supportive Services (EDSS)	189,539	Supportive Services, and Welfare-to-Work Initiatives
Elderly Service Coordinator	38,697	Services for Elderly and Disabled
2. Prior Year Federal Grants (unobligated funds only) (list below)	N/A	
3. Public Housing Dwelling Rental Income	2,089,450	PH Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Investment Earnings	119,200	PH Operations
5. Non -federal sources (list below)		
Community Youth Development	18,057	Lunch Program
MLK Mentoring Grant	3,100	Mentor Program
City of Galveston In kind Bond Revenue or CDBG		
TOTAL RESOURCES	47,900,494	

*Capital and Operating fund allocations are unknown at this time as are the ROSS grant application awards and City of Galveston HO PEVI matching funds which are contingent on the receipt of the grant.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (3 Months)
- Other: (describe)

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

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

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

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

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

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

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

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

3. Yes No: May families be on more than one lists simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One (Unless medical necessity or other emergency prevents unit acceptance.)
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence (Note: Vouchers being requested for Women's Crisis Center)
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

The PHA - resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

GHANewsletter

Development Site and Administration Bulletin Boards

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

At an annual reexamination and lease renewal

Anytime family composition changes

At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- Other(list policies and development targeted below)
 - Magnolia Homes TX017 -03
 - Cedar Terrace TX017 -04,05
 - Palm Terrace TX017 -02,06
 - Oleander Homes TX017 -01

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - Magnolia Homes TX017 -03
 - Cedar Terrace TX017 -04,05
 - Palm Terrace TX017 -02,06
 - Oleander Homes TX017 -01

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

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

B. Section 8

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

(1) Eligibility

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

- Criminal or drug -related activity only to the extent required by law or regulation

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

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

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

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

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

- Criminal or drug -related activity
- Other (describe below)
 1. Share if they have been previously terminated from the program
 2. Share the previous place of residence of the potential tenant

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

1. Head of household becomes ill

2. Family member becomes ill
3. Family emergency
4. Unusually large bedroom size

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

1. Elderly

2. Handicapped/Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.
Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Minimum Rent Hardship Exception as listed in the Admissions and Continued Occupancy Policy

Rents set at less than 30% than adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent redetermination:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Comparison of Section 8 Fair Market Rents, HOPEVI Housing Market Analysis, and Cost of Operations

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)
Change of Fair Market Rents

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

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)
Number of families with a cost burden 40% or more.

(2)MinimumRent

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

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

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

Minimum Rent Hardship Exception policy as listed in the Section 8 Administration Plan

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. [Attachment Filename: (tx017a10)]
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

ProgramName	UnitsorFamilies ServedatYear Beginning	Expected Turnover
PublicHousing	1014	197
Section8Vouchers	993	152
Section8Certificates		
Section8ModRehab	N/A	N/A
SpecialPurposeSection 8Certificates/Vouchers (listindividually)	N/A	N/A
PublicHousingDrug EliminationProgram (PHDEP)	1183Community Policingbenefitsall residentsofGHA	197
OtherFederal Programs(list individually)	N/A	N/A

C.ManagementandMaintenancePolicies

ListthePHA'spublichousingmanagementandmaintenancpolicydocuments,manualsandhandbooks thatcontaintheAgency'srules,standards,andpolicieshatgovernmaintenanceandmanagementofpublic housing,includngadescriptionofanymeasuresnecessaryfortheventionorradicationofpest infestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

AdmissionsandContinuedOccupancyPolicy

MaintenanceOperationsManualandPolicy

PublicHousingLease

GrievanceProcedures

PestControlPolicy

(2)Section8Management:(listbelow)

Section8AdministrationPlan

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section8-OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

[See Plan Text Below and Attachment Filename: (tx017a02)]

Section 6.B.1 - PHA Grievance Procedures, Section 8 Tenant -Based Assistance

Procedure for Review

A request for an Informal Review must be received **in writing** by the close of the business day, no later than **10** days from the date of the PHA's notification of denial of assistance. The informal review will be scheduled within 10 days from the date the request is received.

The Informal Review may not be conducted by the person whom made or approved the decision under review, nor a subordinate of such person.

The Review may be conducted by:

A staff person who is at the management level or above

An individual from outside the PHA

The applicant will be given the option of presenting oral or written objections to the decision. Both the PHA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.

The review may be conducted by telephone if acceptable to both parties.

A Notice of the Review findings will be provided in writing to the applicant within **30** Days after the review. It shall include the decision of the review officer, and an explanation of the reasons for the decision.

All requests for a review, supporting documentation, and a copy of the final decision will be retained in the family's file.

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment [Attachment File names: (**tx017a09**, **tx017a15**, **tx017a03**, **tx017a11**, **tx017a12**, **tx017a13**, **tx017a14**, **tx017a16**, **tx017a17**)]

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:
Palm Terrace (TX017 -02,06)

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

HOPEVI Palm Terrace (TX 017-02,06)
Plans include PH, Tax Credit, and Market Units

Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

33 Scattered Sites (TX 017 -48)
HOPEI 32 single -family homes (TX 24H1079192)

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Palm Terrace and Palm Terrace Addition
1b. Development (project) number:	TX017 -02,06
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(06/2001)</u>
5. Number of units affected:	332
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	Pending Approval of HOPE VI Application a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Cedar Terrace Development 1b. Development (project) number: TX017004
2. Federal Program authority: <input checked="" type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 210 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA established eligibility criteria

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

If yes, list criteria below: [See Plan Text Below and Attachment Filename: ([tx017a04](#))]

Section 11.B.2.b - Homeownership Programs administered by the PHA, Section 8 Tenant-Based Assistance, Program Description

The PHA will offer the homeownership option only to participating families who:

Are currently enrolled in the Family Self Sufficiency (FSS) Program and in compliance with the FSS contract.

Are graduates of the PHA's Family Self Sufficiency FSS Program.

Participants who have paid their rent in a timely manner for at least three (3) consecutive years verified by their landlord/landlords.

Participants who have participated in all of the requirements of the Homeownership program.

Families whose income can meet the financial requirements of owning a home.

Families who have consistently met the Obligations of the Family.

Are currently enrolled and participating in a self-sufficiency program operated by a Federal, State or local agency.

Contain at least one (1) adult family member who has been fully employed for at least five (5) years; or a combination of schooling working toward a degree or certificate.

Administrative restraints will dictate the number of Homeownership participants.

Eligibility Requirements [24CFR982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

The family must be eligible for the Housing Choice Voucher program.

The family must qualify as a first-time homeowner, or may be a co-operative member.

The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.

The family must meet the Federal minimum income employment requirement.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

HUD regulations define "full time employment" as not less than an average of 30 hours per week.

A family member will be considered to have been continuously employed even if that family member has experienced a break in employment, provided that the break in employment is:

did not exceed 30 calendar days; and

did not occur within the 6 month period immediately prior to the family's request to utilize the homeownership option; and

has been the only break in employment within the past 12 calendar months.

The Federal minimum employment requirement does not apply to elderly or disabled families.

Any family member who has previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

The PHA will impose the following additional initial requirements:

The family has had no family -caused violations of HUD's Housing Quality standards within the last three years.

The family is not within the initial 1 -year period of HAP Contract.

The family does not owe money to the PHA.

The family has not committed any serious or repeated violations of a PHA - assisted lease within the past three (3) years.

The family has demonstrated their ability to pay the rent on time and maintained their present unit in accordance with the "Family Obligations."

The family has met all of the requirements of their Contract of Participation.

Homeownership Counseling Requirements [24CFR982.630]

When the family has been determined eligible, they must attend and complete homeownership counseling sessions. These counseling sessions will be conducted by Section 8 Director, the Family Self Sufficiency Coordinator, or an approved housing counseling agency. Such counseling shall be consistent with HUD -approved housing counseling.

The following topics will be included in the homeownership counseling sessions:

Home maintenance (including care of the grounds);

Budgeting and money management;

Credit counseling;
How to negotiate the purchase price of a home;

How to obtain home ownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;

How to find a home, including information about home ownership opportunities, schools and transportation in the PHA jurisdiction;

Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;

Information about RESPA, State and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions;

12. PHA Community Service and Self-sufficiency Programs

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **06/28/01**

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

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)
Adult Basic Computer	27	Waiting List	Main, Magnolia, Oleander	Public Housing
GED Classes (Preparatory)	17	Waiting List	Main, Magnolia, Oleander	Public Housing
Adult Basic Education	3	Waiting List	Oleander	Public Hous/S8
Summer Youth Program	150	Waiting List	Main, Magnolia, Oleander	Public Hous/S8
Drug Education (Fab Fridays)	96	Waiting List	Main	Public Housing
Youth Basketball Program	150	Application/Other	Main	Public Housing/S8
Youth Entrepreneur Classes	25	Selection/Specific Criteria	Public Inc.	Public Housing
Elderly Services	100/ month	Random	Resident Services	Public Housing
MLK Program	17	Specific Criteria	Resident Services	Public Housing
EDSS Childcare	55	Waiting List	Main	Public Housing/S8
EDSS Transportation	24	Waiting List	Main	Public Housing/S8
EDSS Training Tests	7	Waiting List	Main	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	61	35

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

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

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

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

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

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

Palm Terrace Development, Magnolia Homes Development, Oleander Homes Development, Cedar Terrace Development

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

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

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

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

PalmTerraceDevelopment,MagnoliaHomesDevelopment,OleanderHomes
Development,CedarTerraceDevelopment

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor
carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoingevaluation ofdrug -eliminationplan
- Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

PalmTerraceDevelopment,MagnoliaHomesDevelopment,OleanderHomes
Development,CedarTerraceDevelopment

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfund.

- Yes No:Is thePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No:Has thePHAincludedthePHDEPPlanforFY2000inthisPHAPlan?
- Yes No:ThisPHDEPPlanisanAttachment.

[SeePlanTextBelowandAttachmentFilename:(tx017a05)]

Public Housing Drug Elimination Program Plan

[AttachmentFilename:(tx017a05)]

Note: THIS PHDEP Plan template (HUD 50075 - PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$301,898.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ **RX** _____

C. FFY in which funding is requested FY 2000 through FY 2005

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

The PHDEP Grant funds The Housing Authority of Galveston's additional law enforcement activities above and beyond baseline services, three GHAC computer learning Centers, including a Learning Center Head Coach, two Assistant Coaches and a Secretary/Driver position, and the Security Coordinator and Assistant Coordinator for the Volunteer Tenant Patrol Line Item. GHA proposes to curb illegal drug activity and crime by providing increased law enforcement services as well as increased residents services. Through the PHDEP, GHA is able to provide activities to both the adult and youth population of GHA including drug education for the youth population, computer learning for the youth and adult population, GED classes for the adult population, ABE classes for the adult population and an After School Youth Program for the youth population.

E. Target Areas

Complete the following table by indicating each PHDEPTarget Area (development or site where activities will be conducted), the total number of units in each PHDEPTarget Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEPTarget Areas (Name of development(s) or site)	Total # of Units within the PHDEPTarget Area(s)	Total Population to be Served within the PHDEPTarget Area(s)
Palm Terrace	332	830
Cedar Terrace	139	348
Magnolia Homes	135	338
Gulf Breeze	199	225
Holland House	160	180
Oleander Homes	206	515

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ **X** 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY1995	x	TX24DEP170195	0	N/A	Complete
FY1996	x	TX24DEP170196	0	N/A	Complete
FY1997	x	TX24DEP170197	0	N/A	Complete
FY1998	x	TX24DEP170198	Unknown	N/A	05/31/00
FY1999	x	TX24DEP170199		N/A	12/31/00

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP -funded activities. This summary should not exceed 5 -10 sentences.

The first strategy, Supplemental Law Enforcement, is an integral component of GHA's crime reduction efforts. By contracting with the City of Galveston, off-duty police officers work together in shifts during peak crime hours performing what is referred to as

“Community Policing” by patrolling the developments on bicycles and on foot. The second strategy, maintaining GHA security through Volunteer Tenant Patrols, is achieved by employment of an experienced police officer on staff to recruit, train, supervise, and evaluate the volunteer patrols. In addition, a part-time resident has been hired to assist in the coordination of the volunteer tenant patrol and with maintaining housing development patrol operations bases, or sub-stations, for supporting and enhancing volunteer patrol effectiveness. The third strategy is to promote crime prevention through increasing resident marketable occupational skills. GHA employs three Learning Center Coaches for GHA’s ICC and on-site community centers. These coaches provide education and tutoring for adult and youth residents in academic and computer skills to prepare participants to obtain a GED and vocational skills needed to compete in the local labor market. Collaborative partnerships with local community colleges, local teaching hospital and local agencies contribute to programming at GHA’s on-site learning centers.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 99 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 -Reimbursement of Law Enforcement	\$178,229.65
9120 -Security Personnel	
9130 -Employment of Investigators	
9140 -Voluntary Tenant Patrol	\$39,586.01
9150 -Physical Improvements	
9160 -Drug Prevention	\$79,162.34
9170 -Drug Intervention	
9180 -Drug Treatment	
9190 -Other Program Costs	\$5,000.00
TOTAL PHDEP FUNDING	\$301,978.00

Please note, the budget information reflected in line items 1940 and 1960 is less than it will need to be in future years due to the concurrent implementation status of the FY 1998 and FY 1999 PHDEP grants at this time. As a result, budgeting will be different for FY 2000 - FY 2004 PHDEP than is itemized here.

C.PHDEPPlanGoalsandActivities

Inthetablesbelow,provideinformationonthePHDEPstrategiesummarizedabovebybudgetlineitem. Eachgoalandobjectiveshouldbenumberedsequentiallyforeachbudgetlineitem(whereapplicable).Use asmanyrowsasnecessarytolistproposedactivities(additionalrowsmaybeinsertedinthetables).PHAs arenottorequiredtoprovideinformationinshadedboxes.Informationprovidedmustbeconcise—notto exceedtwosentencesinanycolumn.TablesforlineitemsinwhichthePHAhasnoplannedgoalsor activitiesmaybedeleted.

9110 -ReimbursementofLawEnforcement						TotalPHDEPFunding:\$ 178,229.65	
Goal(s):		ToDecreasecrimeanddruguseandabuseinandaroundpublichousing.					
Objectives:		Provideadditionalpolicepresencetomeetthegoalofdecreasedcriminalactivity.					
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	PerformanceIndicators
1.IncreasedLawEnforcement			01/01/00	12/31/00	178,229.65	0	Increaseinarrests
2.							DecreaseinCrime
3.							IncreaseinLease Violationenforcement

9120 -SecurityPersonnel -N/A						TotalPHDEPFunding:\$	
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9130 - Employment of Investigators -N/A					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ 39,586.01		
Goal(s): Maintain Active Volunteer Tenant Patrol and Sub Stations							
Objectives: Increase Resident Involvement and Activity in Volunteer Tenant Patrols and Sub Station Activity							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security Coordinator		GHA Residents	06/01/00	12/31/00	\$18,069.37 (fringe \$4,293.28)	FY1998 PHDEP (thru 5/00)	Volunteer Tenant Patrol/Resident Organization
2. Assistant Coordinator		GHA Residents	01/01/00	12/31/00	11,223.36	0	Man the Sub Station and Assist Coordinator
3. Supplies & Equipment					\$3,000	0	Purchase Consumable supplies
4. Training		GHA Residents & Staff	01/01/00	12/31/00	\$3,000	0	Increased Resident & Staff Knowledge & Participation

9150 - Physical Improvements -N/A					Total PHDEP Funding: \$ 79,162.34		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 -DrugPrevention					TotalPHDEPFunding:\$ 79,162.34		
Goal(s):	ToProvideeducationalandrecreationalactivitiestothersidentsofGHAinon-sitelearningcenters asanalternativeandtocombatillegalandnon-productiveactivities.						
Objectives:	MakeavailableComputerLearningclasses,AdultBasicEducationclasses,AfterSchoolYouth Program,DrugEducationClasses,GEDandotheractivitiestotheadultandyouthresidentsofGHA.						
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.LearningCenterStaffto provideEducationaland RecreationalProgramming		AllGHA Residents	06/01/00	12/31/00	\$51,207.53	FY1998 PHDEP	IncreasedResident Involvementin EducationalandRec. Programming
2.FringeforLearning CenterStaff		AllGHA Residents	06/01/00	12/31/00	\$11,382.54	FY1998 PHDEP	""
3.EquipmentforComputer Upgrades		AllGHA Residents	01/01/00	12/31/00	\$11,572.27	0	Upgradedcomputersfor on sitecomputerlearning centers.
4.Supplies		AllGHA Residents	01/01/00	12/31/00	\$4,000.00	0	Purchaseconsumable suppliesfor programming
5.Training		GHAStaff	01/01/00	12/31/00	\$1,000.00	0	Providecontinuingstaff education

9170 -DrugIntervention -N/A					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9180 –DrugTreatment -N/A					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9190 -OtherProgramCosts					TotalPHDEPFunds:\$ 5,000.00		
Goal(s):							
ContractforanindependentevaluationofGHA’sPHDEPFundedprogramactivities.							
Objectives:							
Obtainan accurateassessmentandevaluationofthePHDEPprogramactivities.							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.GooutforBidfor contracttoperforman evaluationofthePHDEP programactivities.			06/01/00	08/01/00	0	0	BidPackets
2.SelectLowestBidderto performevaluation			08/01/00	12/31/00	\$5,000		CompletedEvaluationby anindependentthird party.
3.							

Section3:Ex penditure/ObligationMilestones

IndicatebyBudgetLineItemandtheProposedActivity(basedontheinformationcontainedinSection2 PHDEPPlanBudgetandGoals),the% offundsthatwillbeexpended(atleast25%ofthetotalgrant award)andobligated(atleast50%ofthetotalgrantaward)within12monthsofgrantexecution.

BudgetLine Item#	25%Expenditure ofTotalGrant FundsByActivity#	TotalPHDEP Funding Expended(sum oftheactivities)	50%Obligationof TotalGrantFunds byActivity #	TotalPHDEP Funding Obligated(sumof theactivities)
<i>e.gBudgetLine Item#9120</i>	<i>Activities1,3</i>		<i>Activity2</i>	
9110	Activity1	\$178,229.65	Activity1	\$178,229.65
9120				
9130				
9140	Activities1,2,3,4	\$39,586.01	Activities1,2,3,4	\$39,586.01
9150				
9160	Activities1,2,3,4,5	\$79,162.34	Activities1,2,3,4,5	\$79,162.34
9170				
9180				
9190	Activities1,2	\$5,000	Activities1,2	\$5,000
TOTAL		\$301,978.00		\$301,978.00

Section4:Certifications

Acompreh ensivecertificationofcompliancewithrespecttothePHDEPPlansubmission isincludedinthe“PHACertificationsofCompliancewiththePHAPlanandRelated Regulations.”

CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext) [SeePlanTextandAttachmentFilename:(**tx017a08**)]

Other(Listbelow,providingeachattachmentname)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

IncorporatedintheAdmissionsandC ontinuedOccupancyPolicy(ACOP)

XV. GHA ’SPETPOLICY(RevisedMay30,2001)

[SeePlanTextBelowandAttachmentFilename:(**tx017a06**)]

ThischapterestablishestheGHA’spoliciesandproceduresforownershipofpetsin elderlyanddisabledunitsandtoensurethatnoapplicantorresidentisdiscriminated againstregardingadmissionorcontinuedoccupancybecauseofownershipofpets.Italso establishesreasonablerulesgoverningthekeepingofcommonhouseholdpets.

A. ManagementApprovalofPets

All pets must be approved in advance by the GHA management.

The pet owner must submit and enter into a Pet Agreement with the GHA.

The pet owner must attend a Pet Ownership or orientation session prior to GHA Management approval of Pet.

Registration of Pets

Pets must be registered with the GHA before they are brought onto the premises. Registration includes certificates signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. Dogs and cats must be spayed or neutered.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Execution of a Pet Agreement with the GHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Refusal To Register Pets

The GHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the GHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The GHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The GHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease;

The pet is a dangerous dog defined as a dog that has a history of violent, unprovoked attacks on persons that could cause bodily injury including but not limited to: German Shepherd, Pit Bull Terrier, Doberman Pinscher, or Rotweiler.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the GHA and agree to abide by all of the pet rules in writing.

B. Standards for Pets

Pet rules will not be applied to animals who assist persons with disabilities.

Persons With Disabilities

To be excluded from the pet policy, the resident/pet owner must verify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability; and

That the animal actually assists the person with the disability.

Types of Pets Allowed

Not types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one *type* of pet.

1. Dogs

Maximum number: 1

Maximum adult weight: 15 pounds

Must be house broken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

Maximum number: 1

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Maximum number: 1

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 20 gallons

Must be maintained on approval stand

5. Rodents (rabbit, guinea pig, hamster, etc. **erbil ONLY**)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law and local ordinance

6. Turtles

Maximum number: 1

Must be enclosed in an acceptable cage or container at all times.

C. Pets Temporarily on the Premises

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

D. Designation of NO -PET Areas

The following areas are designated no -pet areas:

Community Centers, Playgrounds, Management Offices, all Common Areas

Additionally, pets may not be kept in accommodations outside of unit.

E. Additional Fees and Deposits for Pets

Tenants with animals must pay a pet deposit in the amount of \$300.00, \$100.00 of which is non -refundable.

An initial payment of \$200.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$50.00 until the specified deposit has been paid.

The GHA reserves the right to change or increase the required deposit by amendment to these rules after appropriate notification to GHA Residents.

The GHA will return the refundable portion of the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or move -out of the owner from the unit. Such deposits will be returned in accordance with state law which is within 30 days of either occurrence.

The GHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit.

All reasonable expenses incurred by the GHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements from pet damage to the resident's dwelling unit; or other areas of the complex.

Fumigation of the dwelling unit including but not limited to defleaing or deodorizing.

Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

F. Alteration to Unit

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. Pet Waste Removal Charge

A separate pet waste removal charge of \$15.00 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not a part of rent payable by the resident.

All reasonable expenses incurred by the GHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

The cost of repairs and replacement to the dwelling unit;

Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

H. Pet Area Restrictions

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrance to and exits from the building.

I. Noise

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or

premises. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or others such activities.

J. Cleanliness Requirements

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated.

The resident/pet owners shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. Pet Care

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

L. Responsible Parties

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

M. Inspections

The GH A may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

N. Pet Rule Violation Notice

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has 10 calendar days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation unless the violation is an emergency as defined in R. Emergencies, listed below;

That the resident/pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

O. Notice for Pet Removal

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notices shall contain:

A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;

The requirement that the resident/pet owner must remove the pet within 10 calendar days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. Termination of Tenancy

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time periods specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Q. Pet Removal

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

In some circumstances, GHAMay enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:

Abandoned the animal

Left the animal in the dwelling unit for an extended period of time without food or water;

Failed to care for a sick animal

Violated the GHAPet Policy; or

Let the animal defecate or urinate where it's not supposed to

R. Emergencies

The PHA will take a necessary step to insure that pets which become vicious, display symptoms of severe illness, or demonstrated behavior that constitutes an immediate threat to the health, safety, or peaceful enjoyment of the property by others, are referred to the appropriate State or local entity authorized to remove such animals.

AMENDMENT TO
HOUSING AUTHORITY OF THE CITY OF GALVESTON, TEXAS
PUBLIC HOUSING DWELLING LEASE

1. PETS:

No animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in your dwelling unit or development community unless GHA has so authorized in writing. If GHA grants authorization of an animal in your dwelling unit, you must first sign a separate Pet Addendum and post a pet deposit in the amount of \$300.00, \$100.00 of which is non-refundable. A pet deposit is considered a general security deposit. GHA will authorize a support animal for a disabled person. GHA may require a written statement from a qualified professional verifying the need for the support animal and GHA will charge a pet deposit for a support animal. You must not feed stray or wild animals.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you will be subject to charges, damages, eviction, and other remedies provided in this GHA Dwelling Lease. If an animal has been in the apartment at any time during your term of occupancy (with or without GHA consent), GHA will charge you for defleaing, deodorizing, and shampooing, if necessary, which will be covered under the non-refundable portion of your pet deposit. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. GHA may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures as described in Section 15 of the GHA Pet Addendum. GHA may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, GHA will not be liable for loss, harm, sickness, or death of the animal unless due to our negligence. GHA will return the animal to you upon request if it has not already been turned over to a humane society or local authority. You must pay for the animal's reasonable care and kenneling charges. GHA has no lien on the animal for any purpose.

IN WITNESS WHEREOF, the parties have executed this amendment to the GHA Dwelling Lease Agreement this the _____ day of _____
in the year _____, at Galveston, Texas.

(Resident)

(Resident)

(Housing Authority Representative)

XVI.RELOCATION

WhenGHAintendstorehabilitateadevelopmentordevelopmentsandrehabilitation activitieswillrequireresidentstomovetemporarilyorpermanently,aRelocationPlan willbedevelopedincooperationwiththeaffectedresidents.Theplanwilldictate preferencestowhichrelocationswillbeentitledandtheirrightstohousingchoices, movingexpenses,etc.Suchpreferencesmayaffecttheorderofselectionforapplicants andtransferees,andRelocationPlan,therefore,willserveasanamendmenttothispolicy.

XVI.COMMUNITYSERVICE[24CFR960.603 -960-611]

A. Requirement

EachadultresidentoftheGHAshall:

Contributeeight(8)hourspermonthofcommunityservice(notincludingpolitical activities)withinthecommunityinwhichthatadultresides;or

Participateinaneconomicself-sufficiencyprogram(definedbelow)foreight(8)hours permonth.

COMMUNITYSERVICE&IMPLEMENTATIONSUMMARY

[SeePlanTextBelowandAttachmentFilename:(tx017a07)]

Everyadultresidentofpublichousingwillberequiredtoperformeighthoursof communityserviceeachmonth,orparticipateinaseff-sufficiencyprogramforatleast eighthourseverymonth.Thisrequirementdoesnotapplytoelderlypersons,disabled persons,personsalreadyworking,personsexemptedfromworkrequirementsunderState welfaretoworkprograms,orpersonsreceivingassistanceunderaStateprogramthat havenotbeenfoundtobeinnoncompliancewithsuchaprogram.

GHAwilldeterminecompliancewiththepublichousingcommunityservice requirementsonceayear,30dayspriortotheexpirationoftheresident'slease,in accordancewiththeprinciplesofdueprocess.IfGHAdeterminesthatatenanthasnot beencompliant,GHAwillnotifythatresidentofthedetermination;thatthe determinationissubjecttoadministrativegrievanceprocedures;andthattheresident's leasewillnotberenewedunlesstheresidententersintoanagreementwithGHAtomake upthemissedhoursbyparticipatinginaseff-sufficiencyprogramorcontributingto communityservice.

- ❖ **Clientreferrals** :TheGalvestonHousingAuthority(GHA)andtheGulfCoastCareerCenterwill refermutualclientstoeachotherforappropriateservicesforwhichtheymaybequalified.This referralwillallowforincreasedcommunicationbetweentheGulfCoastCareerCenterandGHA

regarding the status of the mutual clients and the supportive services available to that client. A specific GHA staff member will be assigned as the liaison for this effort.

- ❖ **Information Sharing** : The Gulf Coast Career Center and the Galveston Housing Authority will provide information to each other regarding mutual clients who are receiving services from each agency in an effort to ensure adequate and comprehensive services provided to each client and so as to avoid the duplication of services. This written information will be shared with consent by the mutual client.
- ❖ **Program Availability** : Each agency will maintain and share written information, in the form of flyers, brochures, etc., on the availability of programs and services from the other agency to make available to mutual clients.
- ❖ **Job Placement Services** : GHA staff will participate in the Gulf Coast Career Center's weekly job matching session meetings and weekly information session meetings on behalf of residents who are involved in the GHA Self Sufficiency Program to assist and facilitate job placement efforts for the residents of GHA.

B. Exemptions

The GHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older;

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

17.PHAAssetManagement

[24CFRPart903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18.OtherInformation

[24CFRPart903.79(r)]

A.Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached as Attachment [See Plan Text Below and Attachment Filename: **tx017a08**]
 - Provided below:

Resident Advisory Board
(AttachmentFilename: tx017a08)

AnnaFields,#22EPalmTerrace
DorothyPaul,#4BOleanderHomes
LorenzaDavis,#11DMagnoliaHomes
IreneRawls,#42BCedarTerrace
JewelArceneaux,#616GulfBreeze
RamonDelBosque,#435HollandHouse
VelmaCollins,Section8Participant,Non-FSSParticipant
SandraLege,Section8Participant,FSSParticipant

Resident Membership on GHA Board of Commissioners

DorothyM.Paul,#4BOleanderHomes

**Minutes of
Resident Advisory Board
For GHA's Agency Plan
January 16, 2001; 3:00pm**

Present: Anna Fields, Lorenza Davis, Jewel Arceneaux, Velma Collins, Sandra Lege, Charina Allen, and Sharon Strain.

Everyone agreed to have GHA personnel speak at their next Resident Council meeting. Palm Terrace will have two sessions – one during the day and one in the evening.

Ms. Strain discussed timeline for agency plans submission. February 1st for initiation of 45 -day comment was suggested.

March 22nd – Public housing comment period to end.

March 26th – Board meeting to approve Agency Plan

Discussion

#1 – Income disallowance for public housing – very positive and favorable comments.

#2 – Community service requirements: No additional suggestions to policy.

#3 – Section 8 homeownership program: Very positive response from Board.

#4 – Pet Policy – unregistered pets. Arrangements must be made if you have a pet; add into Lease Addendum. Suggestion made for pet ownership workshop.

#5 – Problems at Gulf Breeze – a) tossing cat litter out window; discuss with Mike; b) backdoor left propped open; c) urinating in elevator;

Wednesday, February 21st, 4:00 meeting to explain Agency Plan.

The meeting was adjourned at 4:45pm.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
Updated Facilities Use Policy and Facilities Use Contract for Residents
- Other: (list below)

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of Galveston, TX)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

D. Other Information Required by HUD

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

19. Definition of "Substantial Deviation" (and "Significant Amendment or Modification") (24CFR903.7(r)):

1. Change to rent or admissions policies or organization of the waiting list;
2. Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Funds;
3. Addition of new activities not included in the current PHDEP Plan; and
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

Attachments

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

Statement of Progress (Attachment Filename: tx017a01)

Operations and Management Policies (Attachment Filename: tx017a10) Organization Chart

Grievance Procedures (Attachment Filename: tx017a02) Section 6.B.1

Capital Improvement Needs

(Attachment Filename: tx017a09) 5 -Year Plan

(Attachment Filename: tx017a03) 2001 Plan

(Attachment Filename: tx017a11) 2002 Plan

(Attachment Filename: tx017a12) 2003 Plan

(Attachment Filename: tx017a13) 2004 Plan

(Attachment Filename: tx017a14) 2005 Plan

(Attachment Filename: tx017a16) P&E 1998

(Attachment Filename: tx017a17) P&E 1999

(Attachment Filename: tx017a15) 2000 Plan

Homeownership (Attachment Filename: tx017a04) Section 11.B.2.b

Community Service Programs (Attachment Filename: tx017a07)

Community Service & Implementation Summary

Crime and Safety (Attachment Filename: tx017a05) PHDEP Plan

(Attachment Filename: tx017a08)

Resident Advisory Board Membership/Comments/Recommendations

Pets (Attachment Filename: tx017a06) Pet Policy

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimated cost over next 5 years				

