

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Cuero

PHA Number: TX309

PHA Fiscal Year Beginning: (mm/yyyy) 04/2001

PHA Plan Contact Information:

Name: Carolyn Webb

Phone: (361) 275-6127

TDD: (361) 275-6127

Email (if available): chacha@dewittec.net

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

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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Attachments

- X** Attachment A: Supporting Documents Available for Review

- X** Attachment B: Capital Fund Program Annual Statement
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- X** Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- X** Other (List below, providing each attachment name)
 Attachment G: Statement of Progress in Meeting the 5-Year Plan Mission and Goals
 Attachment H: Implementation of Public Housing Resident Community Service Requirements
 Attachment I: Pet Policy Requirements

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority anticipates no policy or program changes for the upcoming year unless the current policies are required to change by Federal Regulation.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **324,958**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment **B**

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes **X** 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with

secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 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 Attached at Attachment **F – results of meeting attendance are attached**
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment _____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here) *STATE OF TEXAS*
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

- 3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: We are in compliance with the Consolidated Plan.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

The Cuero Housing Authority determines that a significant amendment is necessary in two occasions:

- 1) An event that is catastrophic enough that all program funds would have to be redirected to fund the area effected.
- 2) A policy change that would redirect our administrative duties or goals in a new direction.

A. Substantial Deviation from the 5-year Plan:

We are not anticipating any substantial deviation this year.

B. Significant Amendment or Modification to the Annual Plan:

The Housing Authority has no amendments or modifications to make.

Attachment A Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
On Display	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
On Display	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
On Display	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
On Display	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
On Display	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N / A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	Public housing rent determination policies, including the method 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
On Display	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
On Display	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
On Display	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
On Display	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
On Display	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
On Display	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
On Display	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
On Display	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
On Display	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
On Display	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
On Display	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
On Display	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
On Display	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Cuero		Grant Type and Number Capital Fund Program: TX59-P309-50201 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	45,000			
3	1408 Management Improvements	25,800			
4	1410 Administration	20,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000			
10	1460 Dwelling Structures	5,400			
11	1465.1 Dwelling Equipment—Nonexpendable	50,700			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	8,088			
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)	324,958		0	
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	21,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Cuero		Grant Type and Number Capital Fund Program: TX59-P309-50201 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	6,000			

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

PHA Name: Housing Authority of the City of Cuero		Grant Type and Number Capital Fund Program #: TX59-P309-50201 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX309	Operations	1406		10,000				
AGENCY WIDE	Mgt and Maintenance Training	1408		2,500				
	Lodging and Travel	1408		1,000				
	Administrative Costs	1410		20,000				
	A/E Fees and Costs	1430		20,000				
	Office Equipment - Copier	1475		5,558				
	New Transportation	1406		35,000				
	Maintenance Hand Tools	1475		2,000				
TX309 001	Playground Equipment	1450		25,000				
UN-NAMED	Termite Treatment	1460		3,000				
	Insulated Water Heaters	1465		6,000				
	Repair Sidewalks	1450		50,000				
TX309 002	Replace Refrigerators	1465		21,000				
PEREZ PLAZA	Replace Ranges	1465		15,000				
	Insulated Water Heaters	1465		8,700				
	Termite Treatment	1460		2,400				
	Playground Equipment	1450		25,000				
	Repair Sidewalks	1450		50,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Cuero Housing Authority		Grant Type and Number Capital Fund Program #: TX59-P309-50201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 309 – HA Wide							
Operations	09/30/2002			09/30/2003			
Mgt and Maintenance Training	09/30/2002			09/30/2003			
Travel and Lodging for Training	09/30/2002			09/30/2003			
Office Equipment – Copier	09/30/2002			09/30/2003			
Maintenance Hand Tools	09/30/2002			09/30/2003			
Security Patrols	09/30/2002			09/30/2003			
Housing Authority Vehicle	09/30/2002			09/30/2003			
Administrative Costs	09/30/2002			09/30/2003			
A/E Fees and Costs	09/30/2002			09/30/2003			
TX 309-001	09/30/2002			09/30/2003			
Playground Equipment	09/30/2002			09/30/2003			
Termite Treatment	09/30/2002			09/30/2003			
Insulated Hot Water Heaters	09/30/2002			09/30/2003			
Repair Sidewalks	09/30/2002			09/30/2003			
TX309-002	09/30/2002			09/30/2003			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Cuero Housing Authority		Grant Type and Number Capital Fund Program #: TX59-P309-50201 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replace Refrigerators	09/30/2002			09/30/2003			
Replace Ranges	09/30/2002			09/30/2003			
Insulated Hot Water Heaters	09/30/2002			09/30/2003			
Termite Treatment	09/30/2002			09/30/2003			
Playground Equipment	09/30/2002			09/30/2003			
Repair Sidewalks	09/30/2002			09/30/2003			

Capital Fund Program 5-Year Action Plan

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 year. 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.

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX 309 001	UN-NAMED	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Rusted Out Bath Tubs, Drains & Faucets	42,500	FYE 2002-2005
Repair Walls Due to Tub Replacement	27,625	FYE 2002-2005
Replace Water Closets and Floor Flanges	18,275	FYE 2002-2005
Replace Damaged and Rusted Bath Lavatories	21,250	FYE 2002-2005
Replace Rusted, Missing, Broken Bath Accessories	7,225	FYE 2002-2005
Replace Original particle Board Cabinets/Tops	52,000	FYE 2002-2005
Replace Original Vinyl Floor Tile – Complete	138,750	FYE 2002-2005
Paint Complete Exterior	60,000	FYE 2002-2005
Paint Complete Interior	76,000	FYE 2002-2005
Replace Refrigerators, Ranges, Water Heaters	26,400	FYE 2002-2005
Termite Treatment	80,000	FYE 2002-2005
Playground equipment	75,000	FYE 2002-2005
Energy Related Items		
Insulated Water Heaters	19,800	FYE 2002-2005
Attic R30 Insulation – All attics	24,640	FYE 2002-2005
Add Additional Attic Vents	20,880	FYE 2002-2005
Sidewalk Repair	25,646	FYE 2002-2005
Total estimated cost over next 5 years	715,991	

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX 309 002	Perez Plaza	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Refrigerators, Ranges, Water Heaters	14,400	FYE 2002-2005
Add Concrete Ramps – Front Entry	1,500	FYE 2002-2005
Replace Interior Doors W/32” Door Units	3,000	FYE 2002-2005
Termite Treatment	44,000	FYE 2002-2005
Playground Equipment	75,000	FYE 2002-2005
Energy Related Items		FYE 2002-2005
Insulated Water Heaters	10,800	FYE 2002-2005
Attic R30 Insulation – All Attics	13,440	FYE 2002-2005
Add Additional Attic Vents	11,520	FYE 2002-2005
Sidewalk Repair	20,000	FYE 2002-2005
Total estimated cost over next 5 years	193,660	

CFP 5-Year Action Plan	
X Original statement <input type="checkbox"/> Revised statement	

Development Number	Development Name (or indicate PHA wide)	
TX 309	AGENCY WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	40,000	FYE 2002-2005
Management Training	6,000	FYE 2002-2005
Maintenance Training	4,000	FYE 2002-2005
Travel/Lodging for Training	4,000	FYE 2002-2005
Office Equipment (Copier, Typewriter, etc...)	20,000	FYE 2002-2005
Computer and Printer	3,000	FYE 2002
Housing Management Software	14,485	FYE 2002
Support Agreements for Software	11,696	FYE 2002-2005
Maintenance Hand Tools	8,000	FYE 2002
Administrative Costs	80,000	FYE 2002-2005
A/E Fees and Costs	80,000	FYE 2002-2005
Security Patrols	84,000	FYE 2002-2005
Housing Authority Transportation – New Vehicle	35,000	FYE 2002-2005
Total estimated cost over next 5 years	390,181	

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

WESLEY BROWN

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **2 Year Term - expiring on 04/01/2001**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **04/01/2002**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Buzz Edge – Mayor of Cuero, Texas

Required Attachment E : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Numerous attempts have been made to encourage resident participation in a Resident Council and Resident Advisory Board. Due to lack of interest and volunteers in accordance with NOTICE PIH 2000-36 we have appointed our entire tenant base to participate on the Resident Advisory Board. For the Fiscal Year 2002 we shall try again to find a satisfactory number to represent our tenants.

Required Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

Resident Advisory Board Comments will be submitted on March 5th, 2001.

Required Attachment G: Statement of Progress in Meeting the 5-Year Plan Mission and Goals.

Our mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. The Housing Authority is steadily working through changes in policies and procedure to guarantee the best housing opportunities for our community. Through this we expect to meet our goals.

Through the receipt of CIAP and CFP funds we are bettering the housing and living environments we provide for our tenants. The flood in 1998 did destroy many homes including some of our low rent units. We are working with the community in rebuilding not only our homes

but in researching other affordable types of housing that can be built. There is a great need in our community for affordable housing as any type of catastrophic event will raise the cost of housing remaining.

Management is striving to work together to better our PHAS scores. CFP funds will continue to be applied for and through these we will be able to better the physical aspect of our PHAS score. By improving this score we will be able to better our overall score.

Our policies have been updated to reflect the changes that have been made in the Federal Regulations. We are promoting deconcentration and income mixing to better the environment our tenants live in.

The Housing Authority always strives to promote self-sufficiency. An inventory has been performed to determine which supportive services are available and those that are lacking in the community. We do work with the agencies in our community to help improve employment opportunities for all tenants and independence for our elderly and/or disabled.

Required Attachment H: Implementation of Public Housing Resident Community Service Requirements

Management will begin enforcing Community Service Requirements on April 1, 2001. This requirement will be made a part of the lease and re-certification process beginning on April 1, 2001. Tenants have been notified of the lease and policy changes.

At this time we are determining who is exempt from this requirement and gathering information on places that those who are not exempt may fulfill this obligation. We are working with TANF and the Texas Department of Human Services along with other community organizations to provide employment opportunities, job training, and community service opportunities.

The Housing Authority will administer this program. We feel the burden of proof and responsibility to meet these requirements does lie with the tenant. The Housing Authority will make every effort to ensure that each tenant will meet this requirement.

Required Attachment I: Pet Policy Requirements

The Housing Authority has adopted the following requirements regarding pet ownership. These requirements were based upon the policies that have been set by other rental agencies and apartment complexes locally. The Authority is charging a pet deposit that is re-fundable and

a pet fee that is not. This fee and deposit will not be refunded to the tenant until they are no longer residing in our project. At this time we are allowing only one pet per apartment.

We are enforcing size restrictions of weight and height with the only exception being for animals for the disabled that are necessary for them to live independently. Any type of fighting breed of dog will not be allowed regardless of size. Normal type of household pets, such as fish and birds are allowed as long as they are properly cared for.

All animals must be registered with the office and we must have spay/neuter records, vaccinations and emergency contact numbers on file for each animal. If an animal becomes a threat or a problem the tenant is given 2 weeks to make other arrangements for the pet or to make other living arrangements. We are working with the tenants to make pet ownership a fulfilling but safe experience for everyone.