

*PHA Plans for the
Housing Authority of the
City of Del Rio*

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: *Housing Authority for the City of Del Rio*

PHANumber: *TX016*

PHAFiscal Year Beginning:(mm/yyyy) *07/2002*

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 2002 -2006
[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: (state mission here)

The Housing Authority's mission is to serve the needs of low -income, very low -income and extremely low -income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self -sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability . **In addition, the Housing Authority is to operate as a business, meeting a social need by providing affordable, safe, sanitary and decent housing opportunities to all eligible low -income residents; and, to the extent permissible, provide assistance through model and loan guarantee programs.**

Progress Statement : *The PHA was very successful in achieving this Mission. During FYB 2001, The PHA successfully assisted additional families to achieve their goal of becoming homeowners. The Housing Authority is committed to assisting more public housing residents to become homeowners during the coming year. The PHA is currently building a home and is in the process of building additional homes this coming year.*

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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHA 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: *as NOFA's are republished*

- Reduce public housing vacancies :
- Leverage private or other public funds to create additional housing opportunities: **The PHA will work with its non-profit to assist the residents with Homeownership opportunities.**
- Acquire or build units or developments **The PHA will build additional homes during the coming year.**
- Other (list below)

Progress Statement : During FY2001, the PHA built one home and is in the process of building additional homes during the coming year. The PHA continues to administer the Homeownership program.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Strive to achieve high performer status
 - Improve voucher management: (SEMAP score)
Maintain passing score
 - Increase customer satisfaction: **The Executive Director meets with resident officer's quarterly to get input on issues affecting residents. The PHA Housing Manager and maintenance staff meet with residents on a monthly basis.**
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: **Continuance upgrading of units to include carports. To keep units within City Code.**
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

Progress Statement : The PHA will strive to achieve High Performer status with upcoming PHA plans submission. The Executive Director and Housing Manager will continue to work with residents. Upgrading of units is being completed on a continuous basis. For FYB2001, unit upgrades included A/C, driveways, and ceiling fans.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: **New and current participants**
 - Conduct outreach effort to potential voucher landlords **Advertise in area newspaper every 6 months.**
 - Increase voucher payment standards **, if needed .**
 - Implement voucher homeownership program: **Through non-profit by July 1, 2002.**
 - Implement public housing or other homeownership programs: **Through non-profit as of July 1, 2000.**

- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other:(list below)

Progress Statement :During the FYB2001, the PHA increased the Payment Standard to 110%. The PHA applied for and was awarded a grant for \$500,000 to assist families with up to \$10,000 in down payment and closing costs.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **On-going through broad range of income**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **on-going**
 - Implement public housing security improvements: **Contract with city, county and state police for security education workshop.**
 - Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other:(list below) **Apply for funding under Section 811 Special Needs for the mentally disabled**

Progress Statement :During FY2001, the PHA achieved this goal by promoting income mixing in public housing. The PHA established Flat Rents in Public Housing, which allow higher income families to reside in public housing. The PHA was awarded 12 additional units under the Section 202 Program, housing for the elderly.

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 **At least 5 families annually.**
 - Provide or attract supportive services to improve assistance recipients' employability: **On-going, a staff person is assigned to visit neighborhood to assess resident's needs to determine supportive services available.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Will apply for additional funding to provide and attract supportive services as NOFA's are published.**
 - Other:(list below)

Progress Statement : During FYB 2001, the PHA was successful in achieving these objectives. We will continue to increase the percentage of families assisted in finding employment. For 2001 the PHA was successful in assisting 15 families in finding employment, surpassing our goal of 5.

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: **On-going**
 - 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: **On-going**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **On-going**
 - Other: (list below)

Progress Statement : During FY2001, the PHA was successful in achieving these objectives and will continue the activities on an on-going basis.

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHA willsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheHousingAuthorityoftheCityofDelRio,TXhaspreparedthisAnnualPHAPlan incompliancewithSection511oftheQualityHousingandWorkResponsibilityActof 1998andtheensuingHUDrequirements.

ThepurposeoftheAnnualPlanistoprovideaframeworkforlocalaccountabilityand aneasilyidentifiablesourcebywhichpublichousingresidents,participantsinthe tenant-basedassistanceprogramandothermembersofthepublicmaylocatebasic PHApolicies,rulesandrequirementsrelatedtotheoperations, programsandservices oftheagency.

TheMissionStatementandtheGoalsandObjectiveswerebasedoninformation containedinourjurisdiction'sConsolidatedPlanandwillassurethatourresidents willreceivethebestcustomerservice.

ExcellentcustomerserviceandfulfillmentoftheMissionStatementandGoalsand Objectivesisensuredbyimplementationofaseriesofpoliciesdisplayedwith thisPlan.TheAdmissionsandOccupancyPolicyandSection8AdministrativePlan arethetwoprimarypoliciesdisplayed.Theseimportantdocumentscoverthepublic housingtenantselectionandassignmentplan,outreachservices,PHA'sresponsibility toSection8owners/landlords,grievanceprocedures,etc.

The most important challenges to be met by the Housing Authority of the City of Del Rio during FY2002 include:

- *Implement the Homeownership Program that will assist qualified families with monies towards down payment and/or closing costs;*
- *Preserve and improve the public housing stock through the Capital Funds activities;*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board;*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low -income families to become self -sufficient.*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Del Rio to meet the housing needs of the full range of low - income residents. The Housing Authority of the City of Del Rio, in partnership with agencies from all levels of government, the business community, non -profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Del Rio and Val Verde County.

iii. 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 .

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentis providedasa **SEPARATE**filesubmissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

RequiredAttachments:

- AdmissionsPolicyforDeconcentration **TX016a03**
- FY20 02CapitalFundProgramAnnualStatement **TX016b03**
- FY2002CapitalFundProgram5YearActionPlan **TX016c03**
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeing designatedtroubledONLY)
- PHAManagementOrganizationalChart **TX016p03**
- Other(Listbelow,providingeachattachmentname)
 - Section8HomeownershipCapacityStatement TX016d03*
 - SubstantialDeviationandSignificantAmendme ntorModification TX016e03*
 - SummaryofPolicychanges TX016f03*
 - PetPolicy –familyTX016g03*
 - PetPolicy –elderly/disabled TX016h03*
 - RequiredConversionAttachment TX016i03*
 - ResidentMembershiponPHABoardofGoverningBody TX016j03*
 - MembershipofResidentAd visoryBoardorBoards TX016k03*
 - FY1998Performance&EvaluationReport TX016l03*
 - FY1999Performance&EvaluationReport TX016m03*
 - FY2000Performance&EvaluationReport TX016n03*
 - FY2001Performance&EvaluationReport TX016o03*
 - DeconcentrationandIncomeM ixingreportTX016q03*

OptionalAttachments:

- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)

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	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A & O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification 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</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
X	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	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
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 for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
<i>X</i>	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
<i>N/A</i>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<i>N/A</i>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Suppl-y	Quality	Access-ibility	Size	Loca-tion
Income <= 30 % of AMI	1162	5	5	5	5	5	5
Income > 30% but <= 50% of AMI	519	5	5	5	5	5	5
Income > 50% but < 80% of AMI	858	5	5	5	5	5	5
Elderly	444	5	5	5	5	5	5
Families with Disabilities	*	*	*	*	*	*	*
African/American	39	5	5	5	5	5	5
Hispanic	1558	5	5	5	5	5	5
Other	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

**Currently attempting to acquire this data.*

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)

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.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at the option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	513		66
Extremely low income <= 30% AMI	513	100%	
Very low income (> 30% but <= 50% AMI)	0	0	
Low income (> 50% but < 80% AMI)	0	0	
Families with children	444	87%	
Elderly families	64	12%	
Families with Disabilities	5	1%	
Caucasian	42	8%	
African/American	14	3%	
Hispanic	457	89%	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	65	37%	1
2BR	38	21%	37
3BR	57	32%	26
4BR	17	10%	2
5BR	0	0	0

Housing Needs of Families on the Waiting List			
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 re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

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

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

Select all that apply N/A

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply N/A

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply N/A

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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 N/A

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influence 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.StatementofFinancialResources

[24CFRPart903.79(b)]

Listthefinancialresourceshat areanticipatedtobeavailabletothePHAforthesupportofFederal publichousingand tenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlan year.Note:thetableassumesthatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indicatetheuseforthosefundsasoneofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingsafety/security,publichousingsupportiveservices, Section8tenant-basedassistance,Section8supportiveservicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	397,322.00	
b) PublicHousingCapitalFund	499,734.00	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection8Tenant - BasedAssistance	2,150,038.00	
f) PublicHousingDrugEliminationProgram (includinganyTechnicalAssistancefunds)		
g) ResidentOpportunityandSelf -Sufficiency Grants		
h) CommunityDevelopmentBlockGrant		
i) HOME		<i>Other</i>
OtherFederalGrants(listbelow)		
<i>ModerateRehabilitation</i>	170,440.00	<i>Other</i>
2.PriorYearFederalGrants(unobligatedfunds only)(listbelow)	718,314.00	
<i>CGP115,568.00</i>		<i>Publichousingcapitalfund improvements</i>
<i>CFP526,868.00</i>		<i>Publichousingcapitalfund improvements</i>
<i>PHDEP 75,878.00</i>		<i>Publichousingsafety&security</i>
Total: 718,314.00		
<i>Sub-total</i>	3,935,848.00	
3.PublicHousingDwellingRentalIncome	561,000.00	<i>Publichousingoperations</i>
4.Otherincome (listbelow)	67,500.00	<i>Publichousingoperations</i>
<i>Non-DwellingRent: 2,500.00</i>		<i>Publichousingoperations</i>
<i>InterestonGeneralFundsInvestments54,000.00</i>		
<i>Otherincome:Legalfees,Maintenance 11,000.00</i>		
<i>Chargestotenants,latefees,NSF. checkcharges,etc</i>		
5.Non -federalsources (listbelow)		
<i>Sub-total</i>	628,500.00	
Totalresources	4,564,348.00	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. Whendoesth ePHAvverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingoffered aunit:(statetime)
- Other:(describe) **Verifiedwhenvacancyisavailable**

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe) **INS**

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminal recordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource) **Whenneded**

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

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**
The PHA will not operate site-based waiting lists

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

0

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)? **N/A**
If yes, how many lists?

3. Yes No: May families be on more than one lists simultaneously? **N/A**
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)? **N/A**

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(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) **Homeownership candidate**

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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 Homeownership criteria

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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) *Video*

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 (within 10 days of occurrence)*
- At family request for revision

Other(list)

(6) Deconcentration and Income Mixing (see attachment TX016q03)

a. Yes No: Did the PHA's analysis of its family (general occupancy) development 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) N/A

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

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

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

Other (list policies and developments targeted below)

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

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

- 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) N/A

Not applicable: results of analysis did not indicate a need for special efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

Criminal and drug -related activity, more extensively than required by law or regulation

More general screening than criminal and drug -related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug -related activity

Other (describe below) ***Last known address of resident, Current and former landlords name and address***

(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: **Family must show evidence that they were unable to locate housing in the initial time period.**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply) **none**

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandv eterans’families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorh atecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyour secondpriority, andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

2 DateandTime

FormerFederalpreferences

- 1** InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 1** Victimsofdomesticviolence
- 1** Substandardhousing
- 1** Homelessness
- 1** Highrentburden

Otherpreferences(selectallthatapply) **none**

- Workingfamiliesandthoseunabletoworkbecauseofageor disability
- Veteransandveterans’families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

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) **N/A**

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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 the policies below :

- *The minimum rent requirement may be waived under certain circumstances.*

1. *Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:*

a. *The family is awaiting an eligibility determination to receive federal, state or local assistance, including legal aliens entitled to receive assistance under the Immigration and Nationality Act.*

b. *Family income decreases due to changed circumstances such as separation, divorce, abandonment.*

- c. *Loss of employment.*
 - d. *Eviction resulting from non-payment of rent.*
 - e. *Other situations determined by the PHA on a case by case basis, i.e. alimony, child support, etc.*
2. *If a family initiates a request for a hardship exemption that the PHA determines is temporary in nature:*
- a. *The exemption for non-payment of minimum rent will not be granted during the ninety (90) -day period beginning on the day the request is made.*
 - b. *The family may not be evicted for non-payment of rent during this ninety (90)-day period.*
 - c. *If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.*
 - d. *In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make repayment of any delinquent minimum rent payments. However, the family must execute a repayment agreement.*
3. *A family who appeals a financial hardship determination through the PHA's grievance procedure is exempt from any escrow deposit that may be required under regulations governing the grievance procedures for other determinations.*

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

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

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

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

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 thenon-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) N/A

- 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) N/A

- 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 re-determinations:

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

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

Other(list below)

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

(2) Flat Rents

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

- This 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)

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) N/A

- 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 repayment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[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. **TX016p03**
- 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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	361	15%
Section 8 Vouchers	712	8%-10%
Section 8 Certificates	20	20
Section 8 Mod Rehab	60	5%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP) (prior year funds)	391	4%
Other Federal Programs (list individually)	N/A	N/A

C. Management and Maintenance Policies

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

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

- *Work Order System*
- *Pest Eradication Policy*
- *Maintenance Plan*
- *Uniform Inspection System*
- *Admissions and Occupancy Policy*
- *Fair Housing Policy*
- *Grievance Procedures*
- *Tenant Selection and Assignment Plan*
- *Community Service Plan*
- *Handicapped Policy*
- *Termination and Eviction*
- *Transfer and Transfer Waiting List*
- *Resident Initiative*
- *Section 3 Plan*
- *Pet Policy for Families*
- *Pet Policy for Elderly*
- *Procurement Policy and Procedures*
- *Personnel Policy*

(2) Section 8 Management: (list below)

- *Section 8 Administrative Plan*
- *SEMAP Procedures*

6.PHAGrievan ceProcedures

[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 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below: *N/A*

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 24CFR 982?

If yes, list addition to federal requirements below: *N/A*

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

[24CFR 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 table provided in the table library at the end of the PHA Plant template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **TX016b03**

-or-

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

(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 Plant template **OR** by completing and attaching a properly updated HUD -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **TX016c03**

-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)

1998 Performance and Evaluation Report -TX016l03

1999 Performance and Evaluation Report -TX016m03

2000 Performance and Evaluation Report -TX016n03

2001 Performance and Evaluation Report -TX016o03

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: N/A

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 HOPEVI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- 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:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

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

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

[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:	<u>(DD/MM/YY)</u>
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 FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description N/A
 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 HOPEVI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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

See attachment TX016i03 – Required Conversion Attachment

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(1)]

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

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? 02/06/01

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 program 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)
<i>Economic Development Center</i>	<i>1,300yr</i>	<i>Residents are referred; by the Section 8 Low Rent Housing Mgrs & caseworkers.</i>	<i>John Rowland Community Center</i>	<i>Both PH & S8 participants</i>
<i>Even starts</i>	<i>30</i>	<i>Criteria</i>	<i>Community Bldg.</i>	<i>Both</i>
<i>Advance - G.E. D.</i>	<i>85</i>	<i>Specific</i>	<i>Development</i>	<i>Both</i>
<i>Parenting</i>	<i>180</i>	<i>Criteria</i>	<i>Community Bldg</i>	<i>Both</i>
<i>SWTJC - ESL</i>	<i>132</i>	<i>Criteria</i>	<i>Community</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	55	0

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:
Pursuing FSS Waiver from Field Office

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.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(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 anti crime/anti drug programs
- Other (describe below)

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

All Developments

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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

All Developments

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

All Developments

D. Additional information as required by PHDEP/PHDEPPI an

PHA eligible for FY2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A as no longer required

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

see attachment TX016g03 -Pet Policy -family

see attachment TX016h03 -Pet Policy -elderly/disabled

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(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? *N/A*
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? *N/A*
If not, when are they due (state below)?

17. PHA Asset Management

[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. Other Information

[24CFR Part 903.79(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)

N/A

Attached at Attachment (Filename)

Provided below:

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

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

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process *-N/A*

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

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) **N/A**

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) **N/A**

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other(list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **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 the initiatives contained in the Consolidated Plan. (list below)
 - *Reduce vacancies in public housing*
 - *Expand the Voucher Program*
 - *Modernize units*

Other: (list below)

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

- *To preserve and rehabilitate the City's existing housing stock primarily for extremely low, very low and low-income families (0-80 percent of median income).*
- *To expand economic opportunities in the community particularly for lower income residents.*
- *To continue to encourage and support non-profit organizations in seeking additional funding sources and assist them in obtaining such funding whenever possible.*

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

Annual Statement (see attachment TX016b03) 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 Nondwelling Structures	
13	1475 Nondwelling 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	

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObl igated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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 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.

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)
(see attachment TX016c03)					
Total estimated cost over next 5 years					

Housing Authority of the City of Del Rio

Required Attachment TX016j01: 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: **Deborah Villafranco**

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

Elected

Appointed

C. The term of appointment is (include the date term expires): **02/01/2002 thru 1/31/2004**

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

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: **1/31/2004**

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

Dora Alcala, Mayor of the City of Del Rio

CAPITAL FUND PROGRAM TABLES START HERE

**Annual Statement/Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Housing Authority of the City of Del Rio "AMENDED"	Grant Type and Number: Capital Fund Program No: TX59P01650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
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 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	12,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to 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 Annual 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			

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

PHAName: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P01650102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		14,646.00				
	Total 1406			14,646.00				
	Update Policies/Procedures	1408		5,000.00				
	Technical Assistance	1408		4,000.00				
	Commissioners Training	1408		10,000.00				
	Staff Training	1408		2,000.00				
	Update Software	1408		6,000.00				
	Security Guards	1408		25,000.00				
	Resident Initiatives Services	1408		12,500.00				
	Economic Development/Self-Sufficiency	1408		1,000.00				
	Salary Comparability	1408		8,000.00				
	Orientation Video/Handbook	1408		1,000.00				
	Total 1408			74,500.00				
	Prorated Salaries	1410		25,000.00				
	Clerk of the Works	1410		12,500.00				
	Travel	1410		1,000.00				
	Supplies	1410		1,000.00				
	Total 1410			39,500.00				
	A/E Services	1430		21,000.00				
	Consultant Annual Plan	1430		4,000.00				
	Printing Costs	1430		1,000.00				
	Total 1430			26,000.00				
	Replace Refrigerators	1465.1	12	4,620.00				
	Replace Electric Stoves	1465.1	8	2,628.00				
	Replace Gas Stoves	1465.1	8	2,840.00				
	Total 1465.1			10,088.00				

**CapitalFundsProgramFiveYearActionPlan
PartII:SupportingPages--WorkActivities**

Activities for Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			ActivitiesforY FFYGrant:2 PHAFY:20	
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorW Catego
See	TX016-003	ReplaceSmokeDetectors	16,162.00	HAWide	FeesandC
	CasaDelRio/	ReplaceWeather-stripping	10,724.00		A/EServices
	SanJoseAddition	ReplaceOutletGFIC	3,561.00		InspectionCosts
		Roaches&VerminTreatment	4,259.00		PrintingCosts
		ElectricUpgradeUnits	18,680.00		ConsultantFeesAnnualState
Annual		ExteriorStorageDoors	16,230.00		Subtotal
		ReplaceStoves	10,604.00		
		ReplaceRefrigerators	14,054.00		
		ReplaceWaterHeaters	14,912.00		
		Subtotal	109,186.00		ManagementImp
Statement					GeneralTechnicalAssistanc
	TX016-005	ReplaceOutletGFIC	2,591.00		UpdatePoliciesandProcedur
	VillaHermosa	ReplaceEntryDoorw/Hardware-Front	12,304.00		DevelopEmployeeHandbook
		ReplaceEntryDoorw/Hardware-Rear	12,304.00		UpdateResidentHandbook
		PaintingInteriorUnits	20,774.00		StaffTraining:
		ReplaceVinylFloor	51,373.00		HUDAccountingRequiremer
		ReplaceLightFixtures	12,654.00		ComputerSystemRequirem
		Roaches&VerminTreatment	7,647.00		HQSRequirements
		Subtotal	119,647.00		MaintenanceTechnical
					ResidentTraining:
	TX016-009	ComprehensiveRehabilitationUnits:			HomeownershipTraining
	ScatteredSite	5@\$17,946perunit	89,730.00		Self-SufficiencyTraining
		Subtotal	89,730.00		ManagementImprovementS
					SecurityGuard
	TX016-001	ExteriorImprovements	74,935.00		Benefits
	SanJose	Subtotal	74,935.00		Subtotal
					Administr
					AdministrativeCosts
					Sub-TotalThisColumn
		Sub-TotalCFPEstimatedCost	393,498.00		TOTALCFPESTIM

**CapitalFundsProgramFiveYearActionPlan
PartII:SupportingPages--WorkActivities**

Activities for Year1	ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004			ActivitiesforY FFYGrant:2 PHAFY:20	
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorW Catego
See	TX016-003	ReplaceSidewalk	5,827.00	TX016-010	ComprehensiveRehabilitatic
	CasaDelRio/	ProvideTopSoil	7,560.00	Scattered	6@\$16,997perunit
	SanJoseAddition	ExteriorPainting	16,279.00	Site	Subtotal
		EmergencyWarningSystem(Elderly)	5,106.00		
		ReplaceEntryDoorw/Hardware-Front	17,226.00	PHAWide	FeesandCosts
Annual		ReplaceEntryDoorw/Hardware-Rear	17,226.00		A/EServices
		ReplaceWindows	30,580.00		InspectionCosts
		ReplaceWeather-stripping	10,724.00		PrintingCosts
		ReplaceCeiling	20,075.00		ConsultantFeesAnnualState
		PaintingInteriorUnits	16,142.00		Subtotal
Statement		Subtotal	146,745.00		
		TX016-005VillaHermosa			
		ReplaceBathtub	19,692.00		ManagementImp
		Replacetoilet	12,932.00		GeneralTechnicalAssistanc
		Replacelavatory	12,551.00		DevelopApplicant/ResidentC
		ReplaceLavatoryFaucet	3,013.00		UpdateAutomatedSystems:
		ReplaceShowerHead	3,408.00		PHASTracking
		ReplaceVanity	7,533.00		ResidentTraining:
		ReplaceMedicineCabinet	4,147.00		Housekeeping
		ReplaceAccessories	2,780.00		ResidentCouncilLeadership
		ReplaceWaterLine	10,248.00		ApprenticeJobTraining
		Subtotal	76,304.00		ManagementImprovementS
					SecurityGuard
	TX016-001	Exteriorimprovements	82,326.00		Benefits
	SanJose	Subtotal	82,326.00		Subtotal
					Administr
					AdministrativeExpenses
					Sub-TotalThisColumn
		Sub-TotalCFPEstimatedCost	305,375.00		TOTALCFPESTIM

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005			ActivitiesforY FFYGrant:2 PHAFY:20	
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorW Catego
See	PHAWIDE	ReplaceStoves(\$355.00each)	5,325.00	PHAWide	FeesandC
		ReplaceRefrigerators(\$475.00each)	7,125.00		A/EServices
		ReplaceA/C(\$495.00each)	4,950.00		InspectionCosts
		Subtotal	17,400.00		PrintingCosts
					ConsultantFeesAnnualState
Annual	TX016-001	ExteriorPainting	29,951.00		Subtotal
	SanJose	ReplaceVinylFlooring	27,260.00		
		ReplaceFrontDoorw/Hardware	11,812.00		
		ReplaceRearDoorw/Hardware	17,718.00		
		ReplaceLightFixtures	12,456.00		
Statement		ReplaceExteriorStorageDoors	19,213.00		ManagementImp
		ReplaceSmokeDetectors	21,493.00		GeneralTechnicalAssistance
		Subtotal	139,903.00		ConductSalaryComparability
					BoardofCommissionersTrain
	TX016-002	ReplaceSewerLines	77,622.00		MaintenanceTech.Training
	CasaDelRio	Landscaping/Seeding	15,620.00		HUDAccountingRequiremer
		Subtotal	93,242.00		ConductUtilityStudy
					Resident/YouthCoordinator
	TX016-003	Landscaping/Seeding	13,650.00		SecurityGuard
		Subtotal	13,650.00		Subtotal
					Administr
	TX016-005	Landscaping/Seeding	8,000.00		CapitalFundsCoordinator/Bk
	VillaHermosa	Subtotal	8,000.00		Accountant/Technician
					Travel
	TX016-010	ComprehensiveRehabUnits	72,697.00		Supplies
	ScatteredSites	Subtotal	72,697.00		Subtotal
					Operations:
					Sub-TotalThisColumn
		Sub-TotalCFPEstimatedCost	344,892.00		TOTALCFPESTIM

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006			ActivitiesforY FFYGrant:2 PHAFY:2C	
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorW Category
See	TX016-001	Convertkeyentrylockstokeyless	42,250.00	PHAWide	ManagementImprovement
	SanJose	(keypad)locks	-		GeneralTechnicalAssistance
		Adddexteriorbuildingimprovements	201,675.00		UpdatePoliciesandProcedur
		Installgarbagedisposals@\$450ea.	56,700.00		StaffTraining:
		Subtotal	300,625.00		HUDAccountingRequiremer
Annual					ComputerSystemRequirem
	TX016-002	Convertkeyentrylockstokeyless	30,000.00		HQSRequirements
	CasaDelRio	(keypad)locks			MaintenanceTechnical
		Subtotal	30,000.00		ResidentTraining:
					HomeownershipTraining
Statement	TX016-003	Convertkeyentrylockstokeyless(keypad)locks	21,250.00		ManagementImprovementS
	CasaDelRioAddn	Subtotal	21,250.00		SecurityGuard
					Benefits
	TX016-005	Convertkeyentrylockstokeyless(keypad)locks	18,750.00		Subtotal
	VillaHermosa	Subtotal	18,750.00		
					Administration:
	PHAWide	A/EServices	26,069.00		Salaries
		InspectionCosts	6,952.00		Travel
		PrintingCosts	1,000.00		Supplies
		ConsultantFeesAnnualStatement	5,000.00		Subtotal
		Subtotal	39,021.00		
		Contingency(Maynotexceed8%ofTotalGrant)	0.00		
		Subtotal	0.00		
		Operations	24,152.00		
		Subtotal	24,152.00		
					Sub-TotalThisColumn
		Sub-TotalCFPEstimatedCost	433,798.00		TOTALCFPESTIM

Housing Authority of the City of Del Rio

Section 8 Homeownership Program Capacity Statement

Attachment TX016d1

The Housing Authority of the City of Del Rio demonstrates its capacity to administer the Section 8 Homeownership program has the following policies are adopted:

1. A minimum down payment of 3% is required. At least 1% must come for the family's resources.
2. Financing for purchase of a home 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.

Housing Authority of the City of Del Rio

Attachment: TX016e01

A. Substantial Deviation from the 5-Year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Executive Director.

Attachment: TX016f01

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 following is a summary of the changes to the mission statement, goals, objectives and policies from FYB 2001 to FYB 2002:

- Assisted additional families in achieving dream of becoming homeowners
- Payment Standard increased to 110% of FMR
- Applied for and received grant to assist families qualified to become homeowners with down payment and/or closing costs
- Surpassed goal by assisting 15 families to find employment
- Admissions Preference now includes the preference of Homeowner Criteria
- List of new Resident Advisory Board Members
- Strive to achieve High Performer status
- Implement voucher homeownership program by July 2002
- HUD Programs under PHA Management: HUD no longer funding PHDEP
- Community Service Policy removed – no longer a HUD requirement

Attachment: TX016g01

**PET OWNERSHIP
(FAMILY)
FOR
THE HOUSING AUTHORITY OF THE
CITY OF DEL RIO, TEXAS**

PET OWNERSHIP

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added a new Section 31 (“Pet Ownership in Public Housing”) to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for residents of public housing other than Federally assisted rental housing for the elderly or persons with disabilities. In brief, this section states that: A resident of a dwelling unit in public housing may own 1 or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA.

The Housing Authority of the City of Del Rio (PHA) notifies eligible new residents of that right and provides them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the Authority's developments, the PHA will notify all such residents that:

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. the non-refundable nominal pet fee is intended to cover the reasonable operating costs to the development. The refundable pet deposit is intended to cover additional costs not otherwise covered (i.e., fumigation of a unit);
- C. animals that are used to assist the handicapped are excluded from the size and weight and type requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed;
- D. residents may request a copy of the PHA’s pet ownership rules or proposed amendments to the rules at any time; and,
- E. if the dwelling lease of a resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below;

- F. Section 31 does not alter, in any way, the regulations applicable to Federally assisted housing for the elderly and persons with disabilities found at Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and located in 24 CFR part 5, subpart C.

- G. **New Section 960.705 of 24 CFR clarifies that the regulations added in Section 31 do not apply to service animals that assist persons with disabilities. This exclusion applies to both service animals that reside in public housing and service animals that visit PHA developments. Nothing in this rule limits or impairs the rights of persons with disabilities, authorizes PHAs to limit or impair the rights of persons with disabilities, or affects any authority PHAs may have to regulate service animals that assist persons with disabilities.**

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HOUSING AUTHORITY OF THE CITY OF DEL RIO

Pet Ownership Rules for Families

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles or in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed *20 pounds*. The animal's height shall not exceed *fifteen inches*. Such limitations do not apply to a *service animal* used to assist a handicapped or disabled resident.
4. Pet owners shall license their pets yearly with the City of Del Rio, Texas or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually. The pet owner must also carry renter's liability or other form of liability insurance which covers household pets.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure

due to the pet's age or illness.

7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). If the pet owner declines, delays or refuses to remove such a pet from the premises, the Authority shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the

animal for a walk at least twice per day; remove the animals droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a non-refundable pet fee of \$_____ and a refundable pet deposit of \$_____. A refundable deposit of \$_____ will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages caused by the presence of the pet.

The refundable pet deposit will be placed in an escrow account and the

PHA will refund the unused portion, plus any accrued interest, to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

17. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the Authority.
18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
19. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of 6 weeks).
20. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

I have read and understand the above pet ownership rules and agree to abide by them.

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Attachment: TX016h01

**PET OWNERSHIP
(ELDERLY OR PERSONS WITH DISABILITIES)
FOR
THE HOUSING AUTHORITY OF THE
CITY OF DEL RIO, TEXAS**

PET OWNERSHIP

Housing Authority residents who are elderly and/or disabled are permitted to own and keep pets in their dwelling units. The Housing Authority of the City of Del Rio notifies eligible new residents of that right and provides them copies of the Authority's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the Authority's developments for the elderly or persons with disabilities, the PHA will notify all such residents that:

- A. elderly or disabled residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. the non-refundable nominal pet fee is intended to cover the reasonable operating costs to the development. The refundable pet deposit is intended to cover additional costs not otherwise covered (i.e., fumigation of a unit);
- C. animals that are used to assist the persons with disabilities are excluded from the size and weight requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed.
- D. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- E. if the dwelling lease of an elderly or disabled resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below.

Pet Ownership-Elderly/Persons with Disabilities

HOUSING AUTHORITY OF THE CITY OF DEL RIO

Pet Ownership Rules for Elderly/Disabled Residents

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed *20 pounds*. The animal's height shall not exceed *fifteen inches*. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City of Del Rio, Texas. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location,

either inside or outside the dwelling unit, for any commercial purpose.

9. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animals droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated trash container outside the building where the pet owner lives.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a non-refundable pet fee of \$_____ and a refundable pet deposit of \$_____. A refundable deposit of \$_____ will be charged for aquariums. There is no pet deposit for fish, birds, gerbils, hamsters, guinea pigs or turtles. The pet

deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The PHA shall refund the unused portion of the refundable pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

- 17. All residents, including the elderly, handicapped and disabled, are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the PHA.
- 18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
- 19. Should any pet housed in the Authority's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
- 20. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

I have read and understand the above pet ownership rules and agree to abide by them.

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

Housing Authority of the City of Del Rio

Attachment: TX016i01

Agency Plan Component 10 (B) Voluntary Conversion Initial Assessments:

A. How many of the PHA's developments are subject to the Required Initial Assessment?

- All eight public housing developments are subject to the required initial assessment.

San Jose	126 units
Casas Del Rio	80 units
San Jose/Casas Del Rio	70 units
Via Hermosa	50 units
TX015009 scattered sites	38 units
TX015010 scattered sites	25 units
TX015009 scattered sites	2 units

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e. g., elderly and/or disabled developments not general occupancy projects)?

- No developments are exempt. All developments are general occupancy.

C. How many Assessments were conducted for the PHA's covered developments?

- One PHA-wide assessment was conducted for all covered developments.

D. Identify PHA developments that may be appropriate for conversion based in the Required Initial Assessments:

- The PHA has determined that conversion is not appropriate for any developments at this time.

E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

N/A

Attachment: TX016a01

**DECONCENTRATION AND INCOME TARGETING POLICY
FOR THE
HOUSING AUTHORITY OF THE
CITY OF DEL RIO, TEXAS**

DECONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of Del Rio (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA’s policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- S Skipping families on the waiting list based on income;
- S Establishing preferences for working families;
- S Establish preferences for families in job training programs;
- S Establish preferences for families in education or training programs;
- S Marketing campaign geared toward targeting income groups for specific developments;
- S Additional supportive services;
- S Additional amenities for all units;
- S Ceiling rents;
- S Flat rents for developments and unit sizes;
- S Different tenant rent percentages per development;
- S Different tenant rent percentages per bedroom size;
- S Saturday and evening office hours;
- S Security Deposit waivers;
- S Revised transfer policies;
- S Site-based waiting lists;
- S Mass Media advertising/Public service announcements; and
- S Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, 40% of all new admissions to public housing **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- ? The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- ? After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- ? To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- ? For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- ? The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

Required Attachment TX016k01: 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.)

David Gutierrez

Rosa Aallardo

Maria Agustina Lara

Paula Rios

CAPITAL FUND PROGRAM TABLES START HERE

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary Annual Statement/Performance and Evaluation Report					
PHAN Name DEL RIO HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59-PO16-70698 Replacement Housing Factor Grant No:		FFY of Grant Approval 1998	
<input checked="" type="checkbox"/> Original Submission		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	61,170.00	61,640.15	61,640.15	51,059.39
4	1410 Administration	33,800.00	34,513.71	34,513.71	34,513.71
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,651.00	25,806.23	25,806.23	25,806.23
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	265,895.00	272,063.17	238,348.44	189,078.05
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,500.00	17,877.74	17,877.74	17,877.74
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	10,885.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2-20)	411,901.00	411,901.00	378,186.27	318,335.12
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures	3,250.00			

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

PHAName DEL RIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-706 Replacement Housing Factor Grant No:				FFY of Grant Approval 1998	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1.TX016-009	Dwelling Structures							
Scattered	Replace Weatherstripping	1460	374lf	3,250.00	4,072.04	4,072.04	4,072.04	COMPLETED
Site	Replace Smoke Detectors	1460	120ea	13,092.00	10,115.29	10,115.29	10,115.29	ONGOING
	Comprehensive Modernization of Units	1460	5units	114,155.00	119,303.32	119,303.32	119,303.32	COMPLETED
								CONTRACTS: 110 LONGDR.13,50007/00 118 RICKSDR.2 22,41510/00 204 ARROYODR.13,38402/01 111 AMARGTLANE23,99104/01 111 BMARGTLANE15,34504/01 FORCEACT:305W.17TH 707 AVE.S-303E.6TH-809W.9TH
	Subtotal			130,497.00	133,490.65	133,490.65	133,490.65	
	Subtotal for this Development			130,497.00	133,490.65	133,490.65	133,490.65	

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

PHAName DEL RIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-706 Replacement Housing Factor Grant No:				FFY of Grant Approval 1998	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
2.TX016-010 Scattered Site	Dwelling Structures Replace Smoke Detectors Comprehensive Modernization of Units	1460 1460	25ea 4 units	3,096.00 89,316.00	7,372.58 109,432.73	7,372.58 75,718.00	7,372.58 26,447.61	COMPLETED CONTRACTS: 129MCGREGOR 15,62010/00 1002AVES.13,92901/01 608W.13TH 22,64304-01 806N.MAIN 23,52605/01
	Subtotal			92,412.00	116,805.31	83,090.58	33,820.19	
	Subtotal for this Development			92,412.00	116,805.31	83,090.58	33,820.19	

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

PHAName DEL RIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-706 Replacement Housing Factor Grant No:				FFY of Grant Approval 1998	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
3.TX016-015 Scattered Site	Dwelling Structures Comprehensive Modernization of Units	1460	2 units	42,986.00	21,767.21	21,767.21	21,767.21	CONTRACT 1104E.3RD16,83904/01 FORCE ACCT.501AIRPORT
	Subtotal			42,986.00	21,767.21	21,767.21	21,767.21	
	Subtotal for this Development			42,986.00	21,767.21	21,767.21	21,767.21	

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

PHAName		Grant Type and Number:					FFY of Grant Approval	
DEL RIO HOUSING AUTHORITY		TX59-PO16-706					1998	
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-Wide Activities								
4. Agency-Wide								
Fees and Costs	A/E Services	1430		11,040.00	11,040.00	11,040.00	11,040.00	complete
(A&E)	Inspection Costs	1430		5,611.00	8,001.68	8,001.68	8,001.68	complete
	Printing Costs	1430		1,000.00	1,764.55	1,764.55	1,764.55	complete
	Consultant Fees, Annual Statement	1430		5,000.00	5,000.00	5,000.00	5,000.00	complete
	Subtotal			22,651.00	25,806.23	25,806.23	25,806.23	
Contingency	Contingency (may not exceed 8% of grant total)	1502		10,885.00	0.00	0.00	0.00	
	Subtotal			10,885.00	0.00	0.00	0.00	
Management Improvement	a. General Technical Assistance/PHMAP Improvement	1408		5,000.00	5,000.00	5,000.00	5,000.00	complete
	b. Update Policies and Procedures	1408		7,500.00	7,500.00	7,500.00	7,500.00	complete
	c. Conduct Utility Allowance Study	1408		4,500.00	4,970.15	4,970.15	4,970.15	complete
	d. Develop New Maintenance Plan	1408		9,500.00	9,500.00	9,500.00	0.00	contract
	g. Conduct Salary Comparability Study	1408		6,500.00	6,500.00	6,500.00	6,500.00	complete
	v. Staff Training:							
	v1. PHMAP and Operations Training	1408		8,500.00	8,500.00	8,500.00	8,499.10	complete
	v3. Board of Commissioners Training	1408		5,500.00	5,500.00	5,500.00	5,500.00	complete
	y. Management Improvement Staffing:							
	y1. General Clerk Economic Development	1408		10,900.00	10,900.00	10,900.00	10,177.24	on-going
	y2. Benefits	1408		3,270.00	3,270.00	3,270.00	2,912.90	on-going
	Subtotal			61,170.00	61,640.15	61,640.15	51,059.39	
	Total 1460			265,895.00	272,063.17	238,348.44	189,078.05	
	Continued on next page							

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

PHAN Name DEL RIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-706 Replacement Housing Factor Grant No:				FFY of Grant Approval 1998	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency-Wide Administration	a. CGP Coordinator P/T	1410		14,000.00	14,070.76	14,070.76	14,070.76	complete
	b. Prorated Salaries	1410		12,000.00	11,919.19	11,919.19	11,919.19	complete
	c. Benefits	1410		7,800.00	8,523.76	8,523.76	8,523.76	complete
	Subtotal			33,800.00	34,513.71	34,513.71	34,513.71	
Non-Dwelling Equipment	Pickup truck	1475		17,500.00	17,877.74	17,877.74	17,877.74	complete
	Subtotal			17,500.00	17,877.74	17,877.74	17,877.74	
Grand Total for CFP706				411,901.00	411,901.00	378,186.27	318,335.12	

Annual Statement/Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName DEL RIO HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program No: TX59-PO16-706 Replacement Housing Factor Grant No:	FFY of Grant Approval 1998
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide Activities							
TX016-009 Scattered Site	06/30/00			09/30/01			
TX016-010 Scattered Site	06/30/00			09/30/01			
TX016-015 Scattered Site	06/30/00			09/30/01			
Mgmt. Improvement							
a	06/30/00			09/30/01			
b	06/30/00			09/30/01			
c	06/30/00			09/30/01			
g	06/30/00			09/30/01			
v1	06/30/00			09/30/01			
v2	06/30/00			09/30/01			
y1	06/30/00			09/30/01			
y2	06/30/00			09/30/01			
Administration							
a	06/30/00			09/30/01			
b	06/30/00			09/30/01			
c	06/30/00			09/30/01			

CAPITAL FUND PROGRAM TABLES START HERE

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary Annual Statement/Performance and Evaluation Report

PHAName DEL RIO HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:	FFY of Grant Approval 1999
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<input checked="" type="checkbox"/> Original Submission	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	0.00	0.00	0.00	0.00
3	1408 Management Improvements	34,020.00	41,271.24	37,696.12	37,016.07
4	1410 Administration	23,478.00	33,816.17	33,816.17	21,891.93
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	26,963.00	28,002.80	27,944.39	23,595.32
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	72,000.00	82,650.26	82,650.26	82,650.26
10	1460 Dwelling Structures	295,751.00	266,471.53	249,361.26	187,404.33
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	19,035.00	15,365.00	15,365.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	30,847.00	11,812.00	11,555.00	11,555.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization of Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2-20)	483,059.00	483,059.00	458,388.20	379,477.91
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHAName DELRIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:				FFY of Grant Approval 1999	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1.TX016-001 San Jose	Dwelling Structures Roach and Vermin Treatment	1460	46818sf	13,109.00	13,109.00	13,109.00	9,020.46	Contract
	Subtotal			13,109.00	13,109.00	13,109.00	9,020.46	
	Subtotal for this Development			13,109.00		13,109.00	9,020.46	

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

PHAName DEL RIO HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:						FFY of Grant Approval 1999
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
2.TX016-002 CasadelRio	Dwelling Structures Electric Upgrade	1460	80 units	93,402.00	71,904.15	71,904.15	40,910.15	Force Acct/Contract
	Roach and Vermin Treatment	1460	36752sf	10,349.00	10,349.00	10,349.00	4,868.12	Contract
	Subtotal			103,751.00	82,253.15	82,253.15	45,778.27	
	Subtotal for this Development			103,751.00	82,253.15	82,253.15	45,778.27	

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

PHAName DEL RIO HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:				FFY of Grant Approval 1999		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
3.TX016-003 San Jose/ CasadelRio	Site Improvement Install Driveway's (10x20)	1450		72,000.00	82,650.26	82,650.26	82,650.26	completed
	Subtotal			72,000.00	82,650.26	82,650.26	82,650.26	
	Install bathroom heat/vent/light added	1460		0.00	0.00	0.00	0.00	PENDING
	Replace water closet	1460		0	665.65	665.65	665.65	COMPLETED
	Remove/replace water & wastelines	1460		0.00	1,083.40	1,083.40	1,083.40	COMPLETED
				0.00	1,749.05	1,749.05	1,749.05	
	Replace Refrigerators	1465	20ea	0.00	9,838.00	9,892.00	9,892.00	completed
	Replace Stoves	1465	20ea	0.00	9,197.00	5,473.00	5,473.00	As Needed
				-	-	-	-	
	Subtotal			0.00	19,035.00	15,365.00	15,365.00	
	Subtotal for this Development			72,000.00	103,434.31	99,764.31	99,764.31	

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

PHAName		Grant Type and Number:						FFY of Grant Approval
DEL RIO HOUSING AUTHORITY		Capital Fund Program No:				TX59-PO16-707		1999
		Replacement Housing Factor Grant No:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4.TX016-005 Villa Hermosa	Dwelling Structure Exterior Painting TRANSFER FROM 705	1460	20930sf	13,186.00	16,887.50	16,887.50	16,887.50	completed
	Replace Kitchen Base Cabinet			0.00	1,185.49	1,185.49	1,185.49	COMPLETED
	Replace Weatherstripping (ECM)			0.00	2,000.00	2,000.00	2,000.00	COMPLETED
	Replace Screen Windows			0.00	167.50	167.50	167.50	COMPLETED
	Recaulk Around Windows			0.00	3,768.77	3,768.77	3,768.77	COMPLETED
	Replace Front/Rear Thresholds			0.00	5,798.30	5,798.30	5,798.30	COMPLETED
	Replace Weatherstripping FR/RE doors			0.00	3,525.60	3,525.60	3,525.60	COMPLETED
	Replace Whole House Attic Fan			0.00	1,913.19	1,913.19	1,913.19	COMPLETED
	Install Prefinished Wainscot			0.00	2,675.68	2,675.68	2,675.68	COMPLETED
	Install Outlets			0.00	6,665.00	6,665.00	6,665.00	COMPLETED
	Replace Door Stops			0.00	1,530.36	1,530.36	1,530.36	COMPLETED
	Replace Insulation			0.00	2,709.00	2,709.00	2,709.00	COMPLETED
	Replace Shelvings			0.00	529.31	529.31	529.31	COMPLETED
	SUBTOTAL			13,186.00	49,355.70	49,355.70	49,355.70	
	Subtotal for this Development			13,186.00	49,355.70	49,355.70	49,355.70	

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

PHAName DEL RIO HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:		FFY of Grant Approval 1999				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
5.TX016-009 Scattered Site	Dwelling Structure Comprehensive Modernization Units: 5 @ \$14,635.00 ea unit	1460	7 unit	102,445.00	95,744.13	95,744.13	81,036.55	CONTRACTS 1508 Ave. A 21,928.50 102 W Indcrest 22,670.00 108 Jodobo 17,170.00 407 W. 6th 21,937.00
	Subtotal			102,445.00	95,744.13	95,744.13	81,036.55	
	Subtotal for this Development			102,445.00	95,744.13	95,744.13	81,036.55	

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

PHAName DELRIO HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:				FFY of Grant Approval 1999		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
6.TX016-010 Scattered Site	Dwelling Structure Comprehensive Modernization Units: 5 @ \$12,652.00 ea. Unit	1460	5 unit	63,260.00	24,275.44	7,150.23	464.30	Contract
	Subtotal			63,260.00	24,275.44	7,150.23	464.30	
	Total 1460			295,751.00	266,486.47	249,361.26	187,404.33	
	Subtotal for this Development			63,260.00	24,275.44	7,150.23	464.30	

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

PHAName DELRIO HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:				FFY of Grant Approval 1999	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
7. Agency-Wide	A/EServices	1430		15,386.00	16,367.39	16,367.39	16,367.39	COMPLETED
Fees and Costs	Inspection Costs	1430		5,077.00	5,077.00	5,077.00	3,164.22	In-House
(A&E)	Printing Costs	1430		1,500.00	1,500.00	1,500.00	1,644.56	completed
	Consultant Fees, Annual Statement	1430		5,000.00	5,000.00	5,000.00	2,419.15	ON-GOING
	Subtotal			26,963.00	27,944.39	27,944.39	23,595.32	
Nondwelling	Y2K Improvement	1475		30,847.00	11,555.00	11,555.00	11,555.00	COMPLETED
Equipment	Subtotal			30,847.00	11,555.00	11,555.00	11,555.00	
Management	a. General Technical Assistance/PHMAP Improvement	1408		5,000.00	5,000.00	5,000.00	4,944.54	ON-GOING
Improvement	v. Staff Training:							
	v1. New PHMAP Requirements	1408		2,500.00	2,500.00	2,500.00	2,500.00	COMPLETED
	v3. Board of Commissioners	1408		2,500.00	2,500.00	2,500.00	2,500.00	COMPLETED
	Maintenance Technical Skills	1408		0.00	722.59	722.59	891.27	COMPLETED
	Resident Council Dev/Leadership Training	1408		0.00	2,953.53	2,953.53	2,953.53	COMPLETED
	Housekeeping	1408		0.00	3,575.12	0.00	0.00	PENDING
	w. Update Automatic Systems:							
	w2. Update Software	1408		4,500.00	4,500.00	4,500.00	4,500.00	On-Going
	y. Management Improvement Staffing:							
	y1. General Clerk Economic Development/Benefits	1408		7,400.00	7,400.00	7,400.00	7,400.00	COMPLETED
	y2. Benefits	1408		2,220.00	2,220.00	2,220.00	2,055.00	ON-GOING
	y11. HQS Requirements	1408		2,400.00	2,400.00	2,400.00	1,114.73	ON-GOING
	xx. Conversion Analysis Study	1408		7,500.00	7,500.00	7,500.00	8,157.00	COMPLETED
	Subtotal			34,020.00	41,271.24	37,696.12	37,016.07	
Administration	a. CGPC Coordinator	1410		14,700.00	29,101.17	29,101.17	15,994.04	Expending 705
	b. Clerk of the Works/Benefits	1410		3,360.00	4,715.00	4,715.00	5,897.89	PENDING
	c. Benefits	1410		5,418.00	0.00	0.00	0.00	
	Subtotal			23,478.00	33,816.17	33,816.17	21,891.93	
	Subtotal for HA-Wide			115,308.00	114,586.80	111,011.68	94,058.32	
	Grand Total for CFP707			483,059.00	469,649.53	458,388.20	379,477.91	

Annual Statement/Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAN Name DEL RIO HOUSING AUTHORITY				Grant Type and Number: Capital Fund Program No: TX59-PO16-707 Replacement Housing Factor Grant No:			FFY of Grant Approval 1999
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
TX016-001 San Jose	03/31/01			09/30/02			
TX016-002 CasadelRio	03/31/01			09/30/02			
TX016-003 San Jose/ CasadelRio	03/31/01			09/30/02			
TX016-005 Villa Hermosa	03/31/01			09/30/02			
TX016-009 Scattered Site	03/31/01			09/30/02			
TX016-010 Scattered Site	03/31/01			09/30/02			
Mgmt. Improvement							
a	03/31/01			09/30/02			
v1	03/31/01			09/30/02			
v3	03/31/01			09/30/02			
w2	03/31/01			09/30/02			
y1	03/31/01			09/30/02			
y2	03/31/01			09/30/02			
y11	03/31/01			09/30/02			
xx	03/31/01			09/30/02			
Administration							
a	03/31/01			09/30/02			
b	03/31/01			09/30/02			
c	03/31/01			09/30/02			

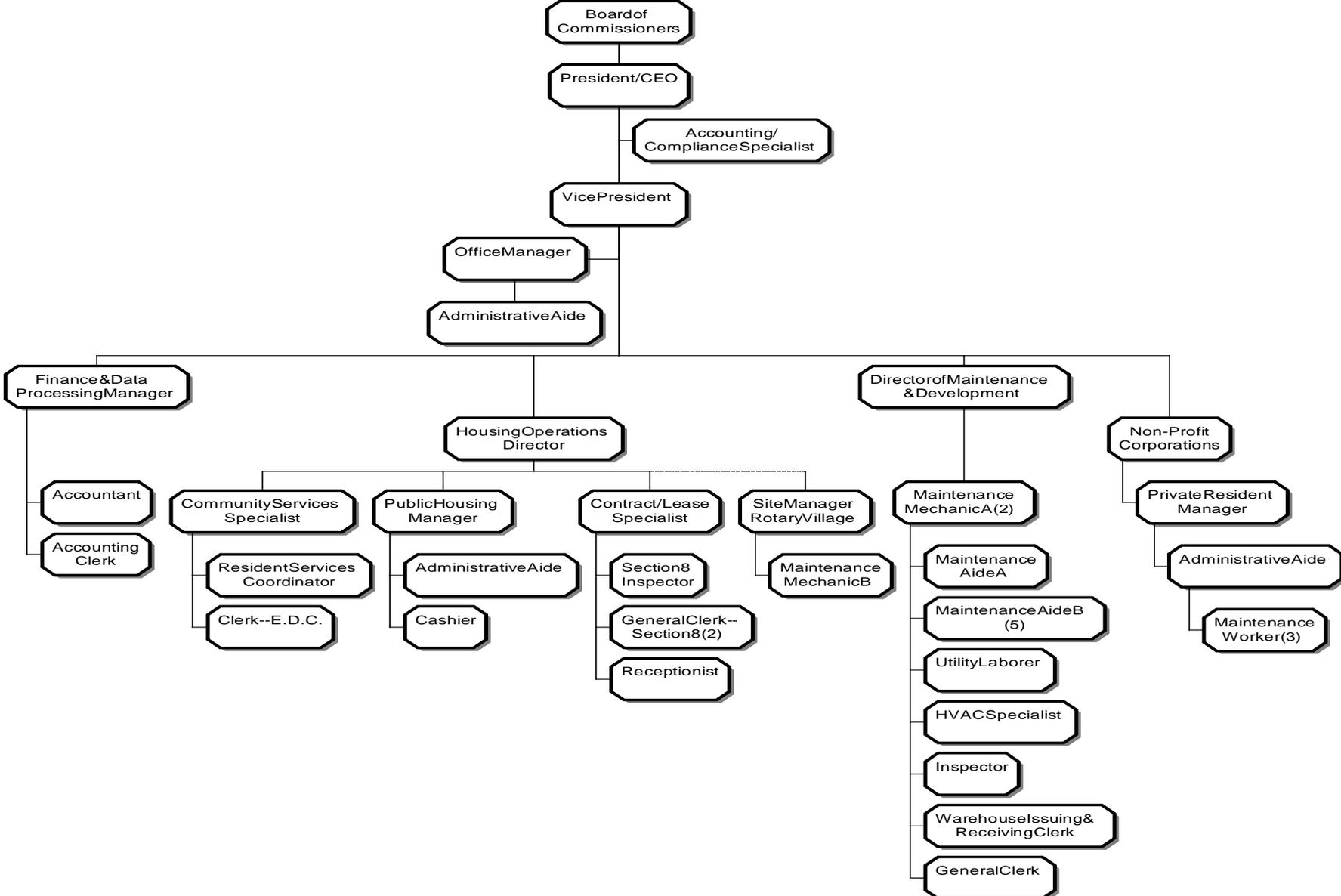
CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CGPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P01650101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	66,567.00		0.00	0.00
3	1408 Management Improvements	120,155.00		0.00	0.00
4	1410 Administration	51,500.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	51,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	33,802.00		0.00	0.00
10	1460 Dwelling Structures	300,000.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	25,646.00		0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	665,670.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs	20,000.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures	20,000.00		0.00	0.00

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

PHAName: Housing Authority of the City of Del Rio		Grant Type and Number: Capital Fund Program No: TX59P01650101 Replacement Housing Factor Grant No:				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 Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		66,567.00		0.00	0.00	
	Total 1406							66,567.00
	Update Policies/Procedures	1408		10,000.00		0.00	0.00	
	Technical Assistance	1408		8,000.00		0.00	0.00	
	Training:							
	Staff	1408		15,000.00		0.00	0.00	
	Commissioners	1408		10,000.00		0.00	0.00	
	Update Software	1408		15,000.00		0.00	0.00	
	Security Guards	1408		30,000.00		0.00	0.00	
	Economic Development/Self-Sufficiency	1408		7,500.00		0.00	0.00	
	Energy Audit	1408		5,000.00		0.00	0.00	
	Physical Needs Assessment	1408		10,000.00		0.00	0.00	
	Orientation Video	1408		4,155.00		0.00	0.00	
	Conversion Analysis Study	1408		5,500.00		0.00	0.00	
	Total 1408							120,155.00
	Prorated Salaries	1410		36,000.00		0.00	0.00	
	Clerk of the Works			12,500.00		0.00	0.00	
	Travel	1410		2,000.00		0.00	0.00	
	Supplies	1410		1,000.00		0.00	0.00	
	Total 1410							51,500.00
	A/E Services	1430		30,000.00		0.00	0.00	
	Consultant Annual Plan	1430		5,000.00		0.00	0.00	
	Inspection Costs	1430		15,000.00		0.00	0.00	
	Printing Costs	1430		1,000.00		0.00	0.00	
	Total 1430							51,000.00
	Replace Refrigerators	1465.1	24	9,240.00		0.00	0.00	
	Replace Electric Stoves	1465.1	24	7,886.00		0.00	0.00	
	Replace Gas Stoves	1465.1	24	8,520.00		0.00	0.00	
	Total 1465.1							25,646.00

**DEL RIO PUBLIC HOUSING AUTHORITY
Organizational Chart
April 2000**



Housing Authority of the City of Del Rio

Attachment:

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
			1.

Note: When completing this attachment for the PHA Plan, pull this template from the HUD PHA Plan Website. The explanation and policy columns will expand as the chosen explanations or policies are entered.