

# PHAPlans

5YearPlanforFiscalYears2003 -2007  
AnnualPlanforFiscalYear2003

ThisisaresubmissionofAgencyPlanforFiscalYear2003(PlanYear2002)fortheGalveston Housing Authority.Duetotechnicaldifficulties,wearetransmittingtheoriginallysubmittedplanasthefirstattachment.Itisalreadyinthe.pdfformat.Thefollowing2attachmentsarethechanges madeintheresubmission.Ifthetwonewattachments,(Filename:ExecutiveSummaryand StatementofFinancialResources),couldbeattachedtoplandocument(tx017v02.pdf),togetherthese fileswillmakeupthetotalplan.

Thankyouforyourattentiontothismatter.Ifyouareinneedofadditionalinformation,please contactmeatGHA,409 -765-1919.

## FileNamesSubmitted:

GHAAgencyPlanResubmissionUpdatesCover08.08.02 -MicroSoftWordDocument  
tx017v02.pdf -AgencyPlanTemplatewithOriginalAttachments -AdobeAcrobatDocument  
ExecutiveSummary- MicroSoftWordDocument  
StatementofFinancialResources -MicroSoftWordDocument



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

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# PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007  
Annual Plan for Fiscal Year 2003

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

## PHA Plan Agency Identification

**PHA Name:** Galveston Housing Authority

**PHA Number:** TX017

**PHA Fiscal Year Beginning: (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**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**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 GHA's mission is: Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life of all persons of low income in the city.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs 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 targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:  
Apply for additional rental vouchers to house persons displaced by demolition of Palm Terrace Homes (TX24P017002).
  - Reduce public housing vacancies:  
Reduce the number of turn around days to score a B or better on PHAS by the year 2003.
  - Leverage private or other public funds to create additional housing opportunities:  
Submit Low Income Tax Credit application with the Texas Department of Housing and Community Affairs if Hope VI Grant Application is funded for Palm Terrace Homes.

- Acquire or build units or developments:
  1. Build & sell 32 single- family dwellings for homeownership on the site of the old Cedar Terrace complex by July 2002
  2. Build 9 units of “scattered site” public housing in designated non-minority impacted areas in the City of Galveston by May 2003.

- Other:

Finalize Housing Replacement Fund Plan by 06/30/2004.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
  1. Improve overall PHAS to 85 by 06/30/2003
- Improve voucher management: (SEMAP score)

Attain 90 or above on SEMAP in years 2003-2007
- Increase customer satisfaction:
  1. Hold at least one board meeting per year at each site to better inform residents of GHA’s ongoing business activities.
  2. Department Heads will attend two resident council meetings per year to discuss issues pertinent to their respective areas of responsibilities.
  3. Hold customer service training for all GHA employees by 2004.
  4. Produce regular newsletter.
  5. Implement Quality Assurance Program by 06/30/2003.
  6. Outreach to Residents for greater participation in ICC and on-site Learning Centers
  7. Assist Resident Council Self-Sufficiency programs and resident owned businesses.
  8. Provide technical assistance to Resident Councils regarding use of Operating Subsidy funds.
  9. Outreach to GHA youth regarding After-School and Summer-Youth Programs.
  10. Provide enhanced services to senior and disabled population by 06/30/2004

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  1. Work to improve management functions as indicated on the attached lists of individual departmental goals and objectives.
  2. Have contractor to conduct internal control reviews of the Finance Department.
  3. Will pursue REAC Inspector training for Director of Maintenance and Housing Inspector.
  4. Obtain PHM Certification for Director of Public Housing and all Housing Managers.

5. Obtain Housing Quality Standards certification for Section 8 Inspectors.

- Renovate or modernize public housing units:
  - 1. Meet all obligation and expenditure deadlines in 5 Year Modernization Plan.
  - 2. Consider feasibility of submission of a HOPE VI Grant Application for revitalization of Palm Terrace Homes (TX017-002,006) in the 2002 application round.
  - 3. Conduct Revitalization analysis for Oleander Homes (TX017-001) by 2007 and plan implementation of needed work.
- Demolish or dispose of obsolete public housing:  
Submit HOPE VI application for demolition of Palm Terrace (TX017002) in the 2002 application round
- Provide replacement public housing:
  - 1. Budget for .80 replacement of units at Palm Terrace (TX017-02,06) as part of the HOPE VI application.
  - 2. Prepare a replacement housing plan by 06/30/2004 if HOPE VI grant is not awarded for revitalization of Palm Terrace Homes and Palm Terrace Annex (TX017-002,006).
  - 3. Conduct Revitalization analysis for Oleander Homes by 2007 and plan implementation of needed work.
- Provide replacement vouchers:
  - 1. Apply for temporary Vouchers for displaced Palm Terrace residents who cannot be relocated to Public Housing.
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:  
Maintain mobility counseling center to make clients aware of choices in housing in the years 2003-2007.
- Conduct outreach efforts to potential voucher landlords
  - 1. Continue outreach efforts by inspectors to find 90 units of housing for projected based Section 8 vouchers in areas of community (which are designated in Consent Decree as non-minority impacted ), through mass mailing annually, 2003-2007.
  - 2. Conduct outreach efforts through membership in Galveston County Apartment Association and Galveston Association of Realtors.
- Increase voucher payment standards for 1 and 2 BEDROOM units.
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:

- Other: (list below)  
Continue following the provisions of the Consent Decree (G-96-404), 32 Single-family homes and Scattered Site Housing.

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:  
Promote income mixing by submitting mixed income, mixed finance grant request as part of HOPE VI application for Palm Terrace (TX017-002, 006) for year 2002 and for Oleander Homes (TX017-001) by 2007 if feasibility studies so indicate.
  - Implement public housing security improvements:
    1. New lights and security system at Magnolia Homes (TX017-003) by 2004.
    2. New locks and security system for Holland House (TX017-009) and Gulf Breeze apartments (TX017-007) by 2004.
    3. Utilize congressionally mandated increase in operating subsidy for security to sponsor Drug Prevention and Crime Elimination Initiatives.
    4. Apply for Weed and Seed grant to help support loss of PHDEP funds.
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities):  
As part of HOPE VI for Palm Terrace Homes, build and designate an elderly development on the south side of Broadway
  - Other: (list below)
    1. Improve curb appeal of all complexes by 2004 by installing dumpster enclosures at all sites.
    2. Include economic development activities in HOPE VI application for Palm Terrace (TX017-02, 06)
    3. Provide Technical Assistance to ROSS Grant Recipients to develop small business.
    4. Complete implementation of Resident Snack Bar by July 2002.
    5. Allocate 10 Project-Based vouchers for usage, via the Women's Crisis Center for victims of Domestic Violence, for utilization at Beacon Place, 53<sup>rd</sup> and Seawall Blvd.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
  1. Explore partnerships by December 2004 with Galveston College, College of the Mainland, and University of Texas Medical Branch to expand opportunities to enhance resident educational skills.
  2. Continue operation of Oleander Homes and Magnolia Homes Community Centers for GED and after school tutoring programs
  3. Continue relationship with Gulf Coast Career Center employees to seek opportunities for educational and employment for residents.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  1. Contact "UTMB" to establish Clinic at Gulf Breeze by 06/30/2003.
- Other: (list below)
  1. Continue the Family Self-Sufficiency Program for Section 8 and Public Housing.
  2. Continue Section 8 and Public Housing Homeownership programs.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)
    1. Continue to follow the provisions of Consent Decree (G-96-404)
    2. GHA will contact interested landlords and public housing and section 8 waiting list individuals to try to bring applicants units that are located in the non- minority impacted areas of the city.
    3. GHA will complete construction of 9 units of public housing in non-minority impacted areas of the city by 2003.

**Other PHA Goals and Objectives: (list below)**

1. Purchase and Install new computer software by June 2005.

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

<b>Table of Contents</b>	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	N/A
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**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2002-2007 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan for 2002
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X Tab 3	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X Tab 4	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X Tab 5	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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require	5 Year and Annual Plans a. Consent Decree b. MOU with GPD c. Census Block Map

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	the PHA's involvement. Fair Housing Documentation Continued.	
X Tab 6	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs a. City of Galveston's Consolidated Plan b. Analysis of Impediments c. HOPE VI Housing Market Analysis
X Tab 7	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources; FY 2002 Operating Budget
X Tab 8a	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 Tab 8b	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X Tab 8a (ACOP)	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis *Contain in ACOP	Annual Plan: Eligibility, Selection, and Admissions Policies
X 8a	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X 8a	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X Tab 8b	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X Tab 9	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Tab 10	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Procedures
X Tab 8b	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X Tab 11	The latest Capital Fund/Comprehensive Grant Program Plan Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X Tab 11a	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	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
X Tab 11e	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
X 10	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
X Tab 9b	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X Tab 8b	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
(X Tab 12a)	Any cooperative agreement between the PHA and the TANF agency (GHA and Gulf Coast Career Centers)	Annual Plan: Community Service & Self-Sufficiency
(X Tab 12b)	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
(X Tab 12c)	Elderly Services Coordinator Grant Program Report, 06/30/2001 period ending	Annual Plan: Community Service & Self-Sufficiency
X Tab 13a	Most recently submitted PHDEP application (PHDEP Plan) PHDEP Template	Annual Plan: Safety and Crime Prevention
X Tab 14	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	a. GHA Management Organizational Chart b. RAB comments c. Goals and Objectives d. Appendix
X Tab 15d	Supporting Documents continued	-Blood Borne Disease Policy

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
		-Capitalization Policy -Check Signing Policy -Criminal Records Management Policy -Disposition Policy -Drug Free Policy -Ethics Policy -Facilities Use Policy -Funds Transfer Policy -Hazardous Materials Policy -Investment Policy -Maintenance Policy -Natural Disaster Policy -Pest Control Policy -Procurement Policy -Public Housing Lease

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

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.

**NARRATIVE OF HOUSING NEEDS ASSESSMENT**  
**HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX**  
**PREPARED FOR THE 2003-2007 FIVE YEAR PLAN**

As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), GHA has gathered and analyzed certain data related to issues surrounding housing which is available to three (3) specific population groups in our community. The purpose of this activity is to provide information to undergird the decision making process for the direction GHA will take over the next fiscal year to provide decent, safe, and sanitary housing to Galveston low income population.

The groups analyzed for this assessment are:

- A. Extremely low income – households with less than 30% of median income
- B. Elderly and disabled households
- C. Various race and ethnic households

The source documents used to make need determinations are:

- A. The City of Galveston Housing and Community Development Consolidated Plan of 2000
- B. State of Texas Low Income Plan of 1998
- C. Demand analysis for proposed HOPE VI revitalization program at Palm Terrace Homes (prepared in January 2000 by Barton Smith, Economist at the University of Houston and Everett Crawford, Crawford Realty Advisors)
- D. The City of Galveston 1996 Analysis of Impediments to Housing Choices
- E. Statistical data from GHA's Section 8 and public housing waiting list
- F. 1990 Community Housing (CHAS) Data Book

It should be noted that a significant amount of material available for this QHWRA required analysis is dated. Most of it is predicated on the 1990 Census Data. However, more currently gathered information, such as the Palm Terrace HOPE VI Demand Analysis study and current GHA waiting list statistics indicate a striking resemblance in need to that previously identified. In addition, QHWRA contains provision for reformulation of five-year plan goals. The 1990 census data demonstrates the need for strategic change.

A profile of the City of Galveston is pertinent to a thorough understanding of the housing needs of the population group being studied. The geographic and economic circumstances of this community as a whole, significantly impact the need for various forms of subsidized housing.

The City of Galveston is located on a barrier island on the Texas Coast at the mouth of Galveston Bay. It is located approximately 40 miles southeast of Houston. The island is bordered on the south by beach and the Gulf of Mexico. The northern land mass is bordered by the Galveston Ship Channel which provides gulf access from the city's docks, shipyards, and industrial areas.

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

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

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

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

The above explanation perfectly describes the difficult situation encountered in Galveston as staff seeks suitable Section 8 housing that will pass Housing Quality Standards. The high percentage of housing built prior to 1950 (thirty-eight percent) is indicative of the additional impact new Section 8 Lead-based paint regulations will have on an already inadequate supply of suitable housing.

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

**A. Elderly Households Under 80% of Median**

**1. Small renter households (1 to 2 members)**

<b>Income Level %Households Of Median</b>	<b>Total Number of Households Under 80%</b>	<b>Household Rent &gt; 30% of Income</b>	<b>Percent of Household Rent &gt;30% of Income</b>	<b>Households Rent &gt; 50% of Income</b>	<b>Percent of Households rent &gt;50 of Income</b>
<b>0-30</b>	<b>990</b>	<b>639</b>	<b>65%</b>	<b>350</b>	<b>35%</b>
<b>31-50</b>	<b>345</b>	<b>236</b>	<b>68%</b>	<b>84</b>	<b>24%</b>
<b>51-80</b>	<b>201</b>	<b>85</b>	<b>42%</b>	<b>12</b>	<b>67%</b>

<b>Total</b>	<b>1,536</b>	<b>960</b>	<b>446</b>
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**2. Owner households under 80% Median Income**

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

**3. Elderly households on waiting list**

- a. **Public housing – 8 of 452**
- b. **Section 8 – 7 of 1260**

**4. Elderly residents housed by GHA**

- a. **Public housing – 33%**
- b. **Section 8 – 13%**

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

**1. Total renter households with any housing problems**

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

**2. Total homeowner households under 80% of median income**

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

- 3. Families on waiting list**  
a. Public Housing – 452  
b. Section 8 – 1259

- 4. Families housed by GHA**  
a. Public Housing – 1,193  
b. Section 8 – 1,193

**C. Minority Status – Income Distribution**

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

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

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

**Legend:**

**Severity of Need Matrix**

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

**Notes:**

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

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	452		184
Extremely low income <=30% AMI	427	94.46%	
Very low income (>30% but <=50%)	23	5.08%	

<b>Housing Needs of Families on the Waiting List</b>			
AMI)			
Low income (>50% but <80% AMI)	1	.22%	
Families with children	253	52%	
Elderly families*	26	5%	
Families with Disabilities	91	20.13%	
Race/ethnicity 1. White	128	28.31%	
Race/ethnicity 2. Black	322	71.23%	
Race/ethnicity 3. Am/Ind	0	0	
Race/ethnicity 4. Am/Asian	2	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	321	71%	
2 BR	75	16.59%	
3 BR	35	7.74%	
4 BR	21	4.64%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			
* Elderly families currently occupy 44% of family housing units and comprise 70% of GHA's total population.			

<b>Housing Needs of Families on the Waiting List</b>
--

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	1260		214
Extremely low income <=30% AMI	1111	88%	
Very low income (>30% but <=50% AMI)	126	10%	
Low income (>50% but <80% AMI)	16	1.26%	
Families with children	269	40%	
Elderly families	27	4%	
Families with Disabilities	86	6.82%	
Race/ethnicity 1. White	412	32.69%	
Race/ethnicity 2. Black	842	66.82%	
Race/ethnicity 3. Am/Ind	1	<1%	
Race/ethnicity 4. Am/Asian	4	<1%	

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

If yes:

How long has it been closed (# of months)?

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

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

### C. 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources for displaced residents.
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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)  
Consider feasibility of submitting HOPE VI Revitalization Application for Palm Terrace. Replacement of 332 obsolete Public Housing units and deconcentration with the addition of 135 Tax Credit units.

**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 via Hope VI application
- 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

- 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 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

- 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

- Seek designation of public housing for the elderly (as part of HOPE VI)
- Apply for special-purpose vouchers 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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Note: GHA works with Homeless Coalition Advocates whose members include representatives for disabled.**

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	2,341,191	
b) Public Housing Capital Fund	2,068,409	
c) HOPE VI Revitalization	35,000,000	
d) HOPE VI Demolition	1,000,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,422,014	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	200,000	
h) Community Development Block Grant (In Kind and CDBG)	40,000	Additional Law Enforcement
i) HOME	N/A	
Other Federal Grants (list below)		
<b>Elderly Service Coordinator</b>	36,000	Services for Elderly and Disabled
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	1,850,437	PH operations
<b>4. Other income (list below)</b>		
Investment Earnings	110,000	PH operations
ICC Operations	172,000	PH operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Non-federal sources</b> (list below)		
Community Youth Development	23,000	Lunch Program
City of Galveston In kind Bond Revenue or CDBG	2,000,000	HOPE VI Infrastructure
<b>TOTAL RESOURCES</b>	50,263,051	

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

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) History of disturbances  
Registered Sex Offender  
Convicted of drug charge in conjunction with Methamphetamine distribution or production.

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

**(2)Waiting List Organization**

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

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

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

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

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

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

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

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

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

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

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One (Unless medical necessity or other emergency prevents unit acceptance.)
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

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

**Note: 94.46% of applicants of the Public Housing Waiting List are at 30% or less of the median area income.**

- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)
  - Other: (list below)  
To meet deconcentration goals

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

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

Former Federal preferences:

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

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- 1 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)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
  - GHA Newsletter
  - Development Site and Administration Bulletin Boards

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

Other (list policies and developments targeted below)  
Magnolia Homes TX017-003  
Cedar Terrace TX017-004, 005  
Palm Terrace TX017-002, 006  
Oleander Homes TX017-001

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:  
Magnolia Homes TX017-003  
Cedar Terrace TX017-004, 005  
Palm Terrace TX017-002,006  
Oleander Homes TX017-001

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

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

## B. Section 8

Exemptions: 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?  
If need is indicated by local records.
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)  
If need is indicated by local records.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity  
 Other (describe below)
1. Share if they have been previously terminated from the program
  2. Share the previous place of residence of the potential tenant

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

1. Head of household becomes ill
2. Family member becomes ill
3. Family emergency
4. Unusually large bedroom size

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new 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
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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)
  1. Elderly
  2. Handicapped/Disabled

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 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
- 1 Other preference(s) (list below)
  - 1. Elderly
  - 2. Handicapped/ Disabled

4. Among applicants on the waiting list with 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 plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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 programs to the public?

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
- For the earned income of a previously unemployed household member
  - For increases in earned income
  - Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  - Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  - For household heads
  - For other family members
  - For transportation expenses
  - For the non-reimbursed medical expenses of non-disabled or non-elderly families
  - Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes

Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## Comparison of Section 8 Fair Market Rents, HOPE VI Housing Market Analysis, and Cost of Operations

### B. Section 8 Tenant-Based Assistance

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

#### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

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

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

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

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (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.
- 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	1,193	200
Section 8 Vouchers	1,193	370
Section 8 Certificates		
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	1,193 Community Policing benefits all residents of GHA	200
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)
  - Admissions and Continued Occupancy Policy
  - Maintenance Operations Manual and Policy
  - Public Housing Lease
  - Grievance Procedures
  - Pest Control Policy
- (2) Section 8 Management: (list below)
  - Section 8 Administration Plan

### 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (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: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-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 Plan 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)

-or-

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

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

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

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

1. Development name:

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

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

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

If yes, list development name/s below:

Palm Terrace (TX017- 02, 06) Note: Feasibility study will be conducted to determine whether or not to submit.

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

If yes, list developments or activities below:

HOPE VI Palm Terrace (TX017- 02, 06)

Plans include PH, Tax Credit, and Market Units

- 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:

9 Units Scattered Sites (TX017-013)

HOPE I 32 single-family homes (TX24H1079192)

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Palm Terrace and Palm Terrace Addition	
1b. Development (project) number: TX017-002	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(06/2002)</u>	
5. Number of units affected: 228	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity: Pending Approval of HOPE VI Demolition Application	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (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.

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

GHA has not received HUD guidance on this component of the Agency Plan. This component will be completed when HUD guidance is published.

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: Palm Terrace Homes 1b. Development (project) number: TX24P017002
2. What is the status of the required assessment? <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: Submitted 06/30/2002) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: Submitted 06/30/2002) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: Cedar Terrace Development	
1b. Development (project) number: TX017004	
2. Federal Program authority:	
<input checked="" 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 checked="" type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:  
(06/24/1999)

5. Number of units affected: 210

6. Coverage of action: (select one)

Part of the development

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: Section 8 Voucher Homeownership Program

a. Size of Program: 1

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**

[24 CFR Part 903.7 9 (l)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/23/2001

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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Adult Basic Computer	27	Waiting List	ICC Learning Center	Public Housing
GED Classes (Preparatory)	17	Waiting List	ICC Learning Center	Public Housing
Adult Basic Education	3	Waiting List	ICC Learning Center	Public Hous/S8
Summer Youth Program	120	Waiting List	ICC Learning Center	Public Hous/S8
After School Youth Program	73	Waiting List	ICC Learning Center, Magnolia Homes Learning Center, Oleander Homes Learning Center	Public Housing
Drug Education (Fab Fridays)	73	Waiting List	Main	Public Housing
Youth Basket Ball Program	110	Application/Other	Main	Public Housing
Elderly Services	50/ month	Specific Criteria	Resident Services	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	61	54

- 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 plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (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 areas 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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): Apply for Weed and Seed Crime Prevention Grant in 2002.

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

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

**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)

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

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- 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 FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. Pet Policy**

[24 CFR Part 903.7 9 (n)]

## **Incorporated in the Admissions and Continued Occupancy Policy (ACOP)**

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (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 (HOPE VI)
  - 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**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
Updated Facilities Use Policy and Facilities Use Contract for Residents
- Other: (list below)

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

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

### 3. Description of Resident Election Process

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

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

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-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: (City of Galveston, TX)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **D. Other Information Required by HUD**

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

**19. Definition of “Substantial Deviation” (and “Significant Amendment or Modification”(24 CFR 903.7 (r) ):**

1. Changes to rent, admissions or grievance policies or organization of the waiting list;
2. Any change with regard to demolition or disposition, designation, or conversion activities

## **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 II

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

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

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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

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

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

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

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal 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)
<b>Total estimated cost over next 5 years</b>				



**Annual Statement/Performance and Evaluation Report  
Comprehensive Grant Program (CGP) Part I: Summary**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name HOUSING AUTHORITY OF THE CITY GALVESTON

Comprehensive Grant Number  
TX24P01770699

FFY of Grant Approval  
1999

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number 3 Performance & Evaluation Report for Program Year Ending 12/31/01  
 Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-			
3	1408 Management Improvements	\$155,470.00	\$154,748.33	\$154,748.33	\$154,748.33
4	1410 Administration	\$56,669.00	\$56,669.00	\$56,669.00	\$56,669.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	\$398,657.00	\$399,478.97	\$399,478.97	\$399,478.97
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	\$120,673.00	\$120,672.43	\$120,672.43	\$120,672.43
10	1460 Dwelling Structures	\$1,531,730.00	\$1,531,730.56	\$1,531,730.56	\$1,531,730.56
11	1465.1 Dwelling Equipment - Nonexpendable	7,006.00	7,006.00	7,006.00	7,006.00
12	1470 Nondwelling Structures	63,487.00	63,386.97	63,386.97	63,386.97
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	-0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	-	-	-	-
16	1495.1 Relocation Costs	21,814.00	21,813.74	21,813.74	21,813.74
17	1498 Mod Used for Development	-			
18	1502 Contingency (May not exceed 8% of line 19)	-	-	-	-
19	Amount of Annual Grant (Sum of lines 2-18)	2,355,506.00	\$2,355,506.00	\$2,355,506.00	\$2,355,506.00
20	Amount of line 19 Related LBP Activities	0.00			
21	Amount of line 19 Related to Section 504 Compliance	200,00.00			
22	Amount of line 19 Related to Security	0.00			
23	Amount of line 19 Related to Energy Conservation Measures	802,315.00			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement/Performance and Evaluation  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated	Funds Available/ (Needed)	
TX 17-7 <b>Gulf Breeze</b>	Fees & Costs: A&E Fees to Design Phase II Modernization Improvements	1430		3,000.00	2,669.00	2,668.53	2,668.53	Final payment to A&E by 4/21/01
<b>TOTAL</b>	<b>GULF BREEZE</b>	<b>Project Total</b>		<b>\$3,000.00</b>	<b>\$2,669.00</b>	<b>\$2,668.53</b>	<b>\$2,668.53</b>	Complete

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 Office of Public and Indian Housing

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated	Funds Expended (2)	
TX 17-9 <b>Holland House</b>	Fees & Costs: A&E Fees - Phase I A&E Fees – Design Phase II	1430		9,533.00 69,833.00 <u>79,366.00</u>	9,533.00 69,833.00 <u>79,366.00</u>	9,532.50 69,836.46 <u>79,368.96</u>	9,532.50 69,836.46 <u>79,368.96</u>	03/09/2001 Complete
	Dwelling Structure: 1) Phase One Modernization 2) Curators/Movers 3) Rewire Smoke Alarms	1460		1,391,650.00 3,156.00 54,535.00 <u>1,449,341.00</u>	1,391,650.00 3,156.00 54,535.00 <u>1,449,341.00</u>	1,391,650.40 3,156.00 54,535.39 <u>1,449,341.79</u>	1,391,650.40 3,156.00 54,535.39 <u>1,449,341.79</u>	Complete
	Non Dwelling Structures: Convert 3 Utility Rooms to Laundry Rooms			56,911.00	56,911.00	56,910.56	56,910.56	
	Prep For Phase II Mod (Temp Mailroom, Ramps & Security Lighting)			6,477.00 <u>63,388.00</u>	6,477.00 <u>63,388.00</u>	6,476.42 <u>63,386.97</u>	6,476.42 <u>63,386.97</u>	Complete
	Relocation:	1495		\$9,895.00	9,895.00	9,894.74	9,894.74	Complete
<b>TOTAL</b>	<b>Holland House</b>	<b>Project Total</b>		<b>\$1,601,990.00</b>	<b>1,601,990.00</b>	<b>\$1,601,992.46</b>	<b>\$1,601,992.46</b>	Complete
	<b>TOTAL GRANT</b>			<b>\$2,355,506.00</b>	<b>\$2,355,506.00</b>	<b>\$2,355,506.00</b>	<b>\$2,355,506.00</b>	Complete

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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated	Funds Expended (2)	
TX 17-3	Fees & Costs: A&E Fees	1430		\$7,544.00	7,544.00	7,543.90	7,543.90	Final Payment to A&E on 4/20/01
<b>Magnolia Homes</b>	Site Improvements: Landscaping Site of Bldg 18 Demo	1450		\$10,400.00	10,400.00	10,400.00	10,400.00	Complete
<b>TOTAL</b>	<b>Magnolia Homes</b>	<b>Project Total</b>		<b>\$17,944.00</b>	<b>\$17,944.00</b>	<b>\$17,943.90</b>	<b>\$17,943.90</b>	<b>Complete</b>

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 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated	Funds Expended (2)	
TX 17-1 <b>Oleander Homes</b>	Fees and Costs: A & E fees	1430	16 Bldgs	\$5,029.00	5,029.00	5,029.00	5,029.00	Final payment to A&E on 04/20/01
	Site Improvements: 1) Re-route New Phone Cable 2) Install replacement Power Pole	1450		6,467.00 3,856.00 <u>10,323.00</u>	6,467.00 3,856.00 <u>10,323.00</u>	6,466.68 3,856.00 <u>10,322.68</u>	6,466.68 3,856.00 <u>10,322.68</u>	
	Dwelling Structures: 1) Roof & Attic Fire Stops	1460		34,289.00	34,289.00	34,288.77	34,288.77	Complete
<b>TOTAL</b>	<b>Oleander Homes</b>	<b>Project Total</b>		<b>\$49,641.00</b>	<b>\$49,641.00</b>	<b>\$49,640.45</b>	<b>\$49,640.45</b>	Complete

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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Executive Offices:	1408						Completed
	1) Central File Room/Flooring		L.S.	3,503.00	3,503.00	3,502.50	3,502.50	
	2) On-site Public Housing Quality Training		L.S.	2,113.00	1,393.00	1,392.59	1,392.59	
	3) Public Housing Urgent Training & Certification		L.S.	3,781.00	3,781.00	3,780.84	3,780.84	
	4) On-site GAAP Accounting Training		L.S.	4,838.00	4,838.00	4,838.41	4,838.41	
	5) On-site Managing Maintenance Training		L.S.	3,213.00	3,213.00	3,212.52	3,212.52	
	6) On-site Building Training	L.S.	8,365.00	8,365.00	8,365.36	8,365.36		
		Total Exe.		<u>\$25,813.00</u>	<u>\$25,093.00</u>	<u>\$25,092.22</u>	<u>\$25,092.22</u>	
	Finance Department:							
	1) Desk for Accounting	1		257.00	257.00	257.00	257.00	Complete
	2) Accounting/Calculators	1		0.00	0.00	0.00	0.00	
	3) Cabling Cabinet			0.00	0.00	0.00	0.00	
	4) Computer Upgrades			16,225.00	16,225.00	16,225.00	16,225.00	
	5) Office 2000 Training	L.S.		0.00	0.00	0.00	0.00	
6) Y2K Compliant Fax Machine	1		0.00	0.00	0.00	0.00		
8) Y2K Compliant Routers for Computer System	6		531.00	0.00	0.00	0.00		
9) Computer Consultant to Evaluate Existing Software and Hardware Systems for Improved Efficiency	1		<u>0.00</u>	0.00				
	Total Fin.		<u>68,915.00</u>	<u>68,915.00</u>	<u>68,915.00</u>	<u>68,915.00</u>		
			<u>\$85,397.00</u>	<u>85,397.00</u>	<u>\$85,397.00</u>	<u>\$85,397.00</u>		

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Annual Statement/Performance and Evaluation  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Residents Services:	1408						Complete
	1) Desk/Chairs		1	577.00	577.00	576.89	576.89	
	2) Computer & Printer		1	0.00	0.00	0.00	0.00	
	3) Cassette Player/Recorder		1	54.00	54.00	53.96	53.96	
	4) File Cabinets		3	1,183.00	1,183.00	1,182.60	1,182.60	
	5) Office Desk		2	739.00	739.00	738.90	738.90	
	6) Storage Cabinets		2	800.00	800.00	800.00	800.00	
	7) Storage Cabinets & Shelves		1	400.00	400.00	400.00	400.00	
	8) Shelves for Game/Room/Wash Room		2	800.00	800.00	800.00	800.00	
	10) Folding Table & 8 Chairs		1	279.00	279.00	279.00	279.00	
	11) Bulletin Board		2	240.00	240.00	240.30	240.30	
	12) Adding Machine		1	63.00	63.00	62.99	62.99	
		Total Resident Service		<b>\$5,135.00</b>	<b>\$5,135.00</b>	<b>\$5,134.64</b>	<b>\$5,134.34</b>	

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 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

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Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
PHA Wide	Modernization Department:	1408						Complete	
	1) 19" Computer Monitor		3	0.00	0.00				
	2) Comprehensive Grant Training		3	1,324.00	1,324.00	1,324.28	1,324.28		
	4) Labor Relations Training		3	0.00	0.00				
	5) Planning & Implementation Training		3	0.00	0.00				
	6) Cost Estimating Training		2	0.00	0.00				
	7) Construction Law & Contract Administration Training		3	0.00	0.00				
	8) MOD Vehicle		1	15,013.00	15,013.00	15,012.52	15,012.52		
	Total MOD		16,337.00	16,337.00	16,336.80	16,336.80			
	Central Files:	Total Central File Room							Complete
	1) Mail Room Cart		1	190.00	190.00	189.99	189.99		
	2) Table for Central Files		1	145.00	145.00	145.00	145.00		
	3) Binder Carousel		2	1,171.00	1,171.00	1,170.40	1,170.40		
	4) Primary Panels:			518.00	518.00	518.00	518.00		
5) Bookcase	1		200.00	200.00	200.00	200.00			
6) Records Management Training	3	1,159.00	1,159.00	1,159.20	1,159.20				
Total Central File Room		\$3,383.00	3,383.00	3,382.59	3,382.59				

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Annual Statement/Performance and Evaluation  
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Development Number/Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Public Housing: Office Equipment	1408		19,405.00	19,405.00	19,405.08	19,405.08	Complete
	TOTAL OF ALL 1408 ACCOUNTS			154,750.00	154,748.33	154,748.33	154,748.33	
	Administrative Salaries	1410						
	Executive Director		5%	0.00	0.00	0.00	0.00	
	Accountant		5%	0.00	0.00	0.00	0.00	
	MIS Coordinator		5%	0.00	0.00	0.00	0.00	
	Purchasing Manager		5%	0.00	0.00	0.00	0.00	
	Director of Modernization		65%	8,225.00	8,225.00	8,225.00	8,225.00	
	Construction Coordinator		100%	21,026.00	21,026.00	21,026.13	21,026.13	
	Grant & Contract Monitor		70%	0.00	0.00	0.00	0.00	
	Admin. Assistant (MOD)		80%	2,721.00	2,721.00	2,721.03	2,721.03	
	Construction Coordinator		50%	0.00	0.00	0.00	0.00	
	Construction Coordinator		45%	0.00	0.00	0.00	0.00	
	Research & Program Dev. Spec.		44%	14,817.00	14,817.00	14,816.84	14,817.00	
	Director Force Account		15%	0.00	0.00	0.00	0.00	
	Benefits for Above			9,880.00	9,880.00	9,880.00	9,880.00	
	Total 1410			<b>\$56,669.00</b>	<b>\$56,669.00</b>	<b>\$56,669.00</b>	<b>\$56,669.00</b>	Complete
PHA Wide	Warehouse Rent/Lease for Building Materials and Equipment to support Force Account (FIC) Modernization Projects	1460		\$48,100.00	\$48,100.00	\$48,100.00	\$48,100.00	Complete
	TOTAL PHA WIDE			<b>\$260,301.00</b>	<b>\$260,301.00</b>	<b>\$260,299.10</b>	<b>\$260,299.10</b>	Complete

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Annual Statement/Performance and Evaluation  
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)  
 Final P&E FFY 1999

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	* Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide							All projects have been completed ahead of schedule, and all funds have been expended.
1408	6/30/00	3/31/01	9/30/00	9/30/00	9/30/01	12/31/01	
1410	12/31/99	3/31/01	3/31/00	3/31/00	9/30/01	12/31/01	
1430	N/A	3/31/01	3/31/01	N/A	9/30/01	12/31/01	
1460	12/31/99	3/31/01	3/31/01	12/31/00	9/30/01	12/31/01	
TX 17-1							
1430	N/A			N/A			
1450	12/31/99	3/31/01	0/31/01	3/31/2000	9/30/01	12/31/01	
1460	12/31/99	N/A	N/A	12/31/99	N/A	N/A	
TX 17-2/6							
1430	3/31/01	3/31/01	3/31/01	9/30/02	9/30/01	6/30/00	
1495	On Demand	On Demand	3/31/01	On Demand	On Demand	3/31/01	
TX 17-3							
1430	N/A	3/31/01	3/31/01	N/A	9/30/01	9/28/00	
1450	12/31/99	N/A	N/A	12/31/99	N/A	N/A	
TX 17-4/5							
1430	12/31/99	3/31/01	3/31/01	3/31/2000	9/30/01	12/31/01	
1450	N/A	3/31/01	3/31/01	N/A	9/30/01	On-going	
1465	9/30/00	3/31/01	3/31/01	12/31/00	9/30/01	12/31/01	
1470	2/31/01	N/A	N/A	9/30/02	N/A	N/A	
TX 17-7							
1430	3/31/2000	3/31/01	3/31/01	3/31/01	9/30/01 9/30/01	12/31/01	
TX 17-9							
1430	3/31/2000	N/A	N/A	12/31/01	N/A	N/A	
1460	12/31/99	3/31/01	3/31/01	3/31/01	9/30/01	3/09/01	
1470	N/A	3/31/01	3/31/01	N/A	9/30/01	12/31/01	
1495	9/30/2000	On Demand	3/31/01	3/31/01	On Demand	12/31/01	
	Revised on 5/10/00	Revised (s) on 4/25/01		Revised on 5/10/00	Revised (s) on 4/25/01		

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I : Summary					
Original Annual Statement Reserve for Disaster / Emergencies		Revised Annual Statement / Revision No: 2		Performance & Evaluation Report for Year Ending 12/31/01	
PHA Name: <b>Galveston Housing Authority</b>		Federal FY of Grant: <b>2000</b>			
Line No:	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	45,850.00	23,821.00	21,789.00	21,789.00
	Management Improvements Hard Costs	29,150.00	36,006.00	26,548.00	26,548.00
4	1410 Administration	179,795.00	179,795.00	179,795.00	121,248.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	184,003.00	208,327.00	200,346.00	93,812.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	355,859.00	183,173.00	162,991.00	82,350.00
10	1460 Dwelling Structures	72,924.00	17,482.00	3,982.00	3,584.00
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00	20,000.00	0.00	0.00
12	1470 Nondwelling Structures	1,044,046.00	1,089,370.00	1,020,398.00	176,419.00
13	1475 Nondwelling Equipment	95,372.00	260,731.00	20,870.00	17,885.00
14	1485 Demolition	0.00	8,294.00	0.00	0.00
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	2,026,999.00	2,026,999.00	1,636,719.00	543,635.00
	Amount of line XX Related to LBP Activities	0.00	0.00	0.00	0.00
	Amount of line XX Related to Section 504	60,181.00	39,080.00	39,080.00	35,173.00
	Amount of line XX Related to Security –Soft Costs	1,676.00	159.00	159.00	159.00
	Amount of Line XX related to Security-- Hard Costs	67,160.00	51,016.00	51,016.00	3,380.00
	Amount of line XX Related to Energy Conservation	29,221.00	29,221.00	19,872.00	17,885.00
	Collateralization Expenses or Debt Service				
Signature of Executive Director and Date <b>X</b>		Signature of Public Housing Director/ Office of Native American Programs Administrator and Date <b>X</b>			



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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
<b>HA-Wide</b>	<b>Management Improvements</b>		<b>1408</b>						
	<b>Executive Office</b>								
	1) NAHRO National Conference				5,000.00	8,441.00	8,441.00	8,441.00	
	2) Legislative Conference				5,000.00	0.00	0.00	0.00	
	3) PHEDA Conference				5,000.00	1,594.00	1,594.00	1,594.00	
	4) HOPE VI Conference				5,000.00	2,443.00	2,443.00	2,443.00	
	<b>Total Executive Office</b>				<b>20,000.00</b>	<b>12,478.00</b>	<b>12,478.00</b>	<b>12,478.00</b>	
	<b>Finance/MIS</b>								
	1) Accounting Related Seminars, GAAP Training, Procurement, MIS Training				9,200.00	5,178.00	5,178.00	5,178.00	
	2) Equipment, printers, software				10,800.00	13,883.00	13,883.00	13,883.00	
	<b>Total Finance/MIS</b>				<b>20,000.00</b>	<b>19,061.00</b>	<b>19,061.00</b>	<b>19,061.00</b>	
	<b>Resident Services</b>								
	1) Fax Machine for Department				600.00	599.00	599.00	599.00	
	2) Installation of Fax Machine				350.00	0.00	0.00	0.00	
	3) One year supply of toner for fax				350.00	2,850.00	2,850.00	2,850.00	
	4) Desk chairs				2,700.00	557.00	557.00	557.00	
	5) Office desks				1,000.00	229.00	229.00	229.00	
	<b>Total Resident Services</b>				<b>5,000.00</b>	<b>4,235.00</b>	<b>4,235.00</b>	<b>4,235.00</b>	
	<b>Personnel:</b>		<b>1408</b>						
	1) Labor Law letter				130.00	0.00	0.00	0.00	

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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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	Obligated	Expended	
	2) Software upgrade for Smart Draw			65.00	0.00	0.00	0.00	
	3) Printer/fax/copier (3 in 1)			375.00	300.00	300.00	300.00	
	4) Video Camera			400.00	370.00	370.00	370.00	
	5) Microsoft Word & Excel booklet for "Dummies"			25.00	0.00	0.00	0.00	
	6) Wall Scheduler (3-month calendar)			150.00	100.00	100.00	100.00	
	7) Drug Free Workspace training tape			195.00	154.00	154.00	154.00	
	8) Sexual Harassment Training tape			100.00	0.00	0.00	0.00	
	9) Software Employee Manual			139.00	0.00	0.00	0.00	
	10) Employer's Guide to Record Keeping Requirements			95.00	0.00	0.00	0.00	
	11) New federal law posters and safety			176.00	159.00	159.00	159.00	
	12) Personnel Training			150.00	105.00	105.00	105.00	
	<b>Total Personnel</b>			<b>2,000.00</b>	<b>1,188.00</b>	<b>1,188.00</b>	<b>1,188.00</b>	
	<b>Public Housing</b>							
	1) Copier (Cedar Terrace)			2,000.00	2,520.00	2,520.00	2,520.00	
	2) Digital Camera (Palm Terrace)			1,000.00	480.00	480.00	480.00	
	<b>Total Public Housing</b>			<b>3,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>3,000.00</b>	
	<b>Modernization</b>		<b>1408</b>					
	1) 2000 CFR Books			400.00	0.00	0.00	0.00	
	2) Cell Phones for Construction Coordinators (2)			1,200.00	2,400.00	1,442.00	1,442.00	

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>		
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	Obligated	Expended	
	3) 5 Drawer Flat files for A & E Drawings			3,000.00	2,905.00	2,905.00	2,905.00	
	4) New Products Catalog (Sweets and Means)			900.00	0.00	0.00	0.00	
	5) 2000 Census Data/CD's			1,500.00	0.00	0.00	0.00	
	6) Building, Life Safety + ADA Code			1,500.00	0.00	0.00	0.00	
	7) Training & Travel			16,500.00	6,060.00	4,028.00	4,028.00	
	* HOPE VI							
	* Homeownership							
	* Mixed Finance							
	* LIHTC (Tax Credits)							
	* AutoCAD							
	8) Consultant to develop new record system			0.00	8,500.00	0.00	0.00	
	<b>Total Modernization</b>			<b>25,000.00</b>	<b>19,865.00</b>	<b>8,375.00</b>	<b>8,375.00</b>	
	<b>Total for all PHA</b>		<b>1408</b>	<b>75,000.00</b>	<b>59,827.00</b>	<b>48,337.00</b>	<b>48,337.00</b>	
<b>HA Wide</b>	<b>Administration:</b>		<b>1410</b>					
	1) Executive Director			7,200.00	11,409.00	11,409.00	11,409.00	
	2) Deputy Executive Director			0.00	0.00	0.00	0.00	
	3) Executive Secretary			2,743.00	4,365.00	4,365.00	4,365.00	
	4) Senior Accountant			7,372.00	0.00	0.00	0.00	
	5) Grant Accountant			14,700.00	15,496.00	15,496.00	15,496.00	
	6) Accounts Payable Clerk			600.00	1,284.00	1,284.00	1,284.00	

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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	Obligated	Expended	
	7) MIS Coordinator			3,086.00	4,019.00	4,019.00	4,019.00	
	8) Contract Specialist			2,914.00	970.00	970.00	970.00	
	9) Director of Modernization			34,148.00	50,636.00	50,636.00	24,925.00	
	10) Administrative Assistant			15,382.00	19,634.00	19,634.00	8,776.00	
	11) Construction Coordinator			22,978.00	33,068.00	33,068.00	23,547.00	
	12) Construction Coordinator			21,895.00	0.00	0.00	0.00	
	13) Grant Contract Monitor			0.00	0.00	0.00	0.00	
	14) Research & Development Coordinator			0.00	741.00	741.00	741.00	
	Benefits for above			46,777.00	38,173.00	38,173.00	25,716.00	
	<b>Total for Administration</b>	<b>1410</b>		<b>179,795.00</b>	<b>179,795.00</b>	<b>179,795.00</b>	<b>121,248.00</b>	
	<b>Sundry Costs</b>	<b>1430</b>		<b>25,000.00</b>	<b>15,000.00</b>	<b>7,109.00</b>	<b>6,609.00</b>	
	Printing, Public Notices, Local Travel							
	<b>Dwelling Equipment</b>	<b>1465</b>						
	1) Appliances			20,000.00	20,000.00	0.00	0.00	
	<b>Nondwelling Structures:</b>	<b>1470</b>						
	1) Warehouse Lease			50,000.00	50,000.00	50,000.00	33,300.00	
	<b>Total PHA Wide</b>			<b>349,795.00</b>	<b>324,622.00</b>	<b>285,241.00</b>	<b>209,494.00</b>	
<b>TX 17-1</b>								
<b>Oleander Homes</b>	<b>Site Improvements</b>	<b>1450</b>						
	1) Replacement of electric switches and pole			0.00	0.00	0.00	0.00	

**Annual Statement / Performance and Evaluation Report**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
	2) Replace sidewalks				29,688.00	29,688.00	29,688.00	26,720.00	
	3) Fill in low spots in ground				5,000.00	7,181.00	7,181.00	5,294.00	
	4) Repair fencing				10,500.00	1,046.00	1,046.00	941.00	
	5) Repair signage				2,100.00	1,664.00	1,664.00	1,498.00	
					<b>47,288.00</b>	<b>39,579.00</b>	<b>39,579.00</b>	<b>34,453.00</b>	
	<b>Dwelling Structures</b>		<b>1460</b>						
	1) Paint interior of apartments				0.00	0.00	0.00	0.00	
	2) Install water drain down spouts				2,004.00	1,303.00	1,303.00	1,173.00	
	3) Install drainage splash blocks				2,058.00	688.00	688.00	619.00	
					<b>4,062.00</b>	<b>1,991.00</b>	<b>1,991.00</b>	<b>1,792.00</b>	
	<b>Nondwelling Equipment</b>		<b>1475</b>						
	1) Repair/Replace play equipment				<b>14,221.00</b>	<b>510.00</b>	<b>510.00</b>	<b>0.00</b>	
	<b>Total for Oleander Homes</b>				<b>65,571.00</b>	<b>42,080.00</b>	<b>42,080.00</b>	<b>36,245.00</b>	
<b>TX 17-2/6</b>									
<b>Palm Terrace &amp; Addition</b>	<b>A &amp; E Fees and Cost</b>		<b>1430</b>						
	<b>Site Improvements</b>		<b>1450</b>						
	1) Fill in Low Spots				5,200.00	0.00	0.00	0.00	
	2) Repair Fencing				3,600.00	0.00	0.00	0.00	
	3) Sidewalk Repairs				21,101.00	0.00	0.00	0.00	
	<b>Total for 1450</b>				<b>29,901.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement / Performance and Evaluation Report**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>		
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	Obligated	Expended	
	<b>Dwelling Structures</b>	<b>1460</b>						
	1) Install Water Drainage Downspouts			3,000.00	0.00	0.00	0.00	
	2) Install Water Drainage Splash Blocks			1,800.00	0.00	0.00	0.00	
	<b>Total for 1460</b>			<b>4,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Non-Dwelling Structures</b>	<b>1475</b>						
	Repair/Replace Playground Equipment			16,851.00	0.00	0.00	0.00	
	<b>Total for Palm Terrace &amp; Addition</b>			<b>51,552.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TX 17-3</b>								
<b>Magnolia Homes</b>	<b>A&amp;E Fees and Cost</b>	<b>1430</b>						
	1) A&E Fees to design landscaping			0.00	0.00	0.00	0.00	
	<b>Site Improvements</b>	<b>1450</b>						
	1) Repair sidewalks			9,392.00	9,392.00	9,392.00	8,453.00	
	2) New Playground Equipment			37,000.00	36,073.00	36,073.00	32,465.00	
	3) Fill dirt around development			4,353.00	4,506.00	4,506.00	4,506.00	
	4) Repair Fence			3,700.00	1,046.00	1,046.00	941.00	
	<b>Total for 1450</b>			<b>54,445.00</b>	<b>51,017.00</b>	<b>51,017.00</b>	<b>46,365.00</b>	

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
	<b>Dwelling Structures</b>		<b>1460</b>						
	1) Paint interior of apartments				0.00	0.00	0.00	0.00	
	1) Replace water drainage downspouts				2,004.00	1,303.00	1,303.00	1,173.00	
	2) Install water splash blocks				2,058.00	688.00	688.00	619.00	
	3) Paint exterior of buildings				60,000.00	13,500.00	0.00	0.00	
	<b>Total for 1460</b>				<b>64,062.00</b>	<b>15,491.00</b>	<b>1,991.00</b>	<b>1,792.00</b>	
	<b>Nondwelling Equipment</b>		<b>1475</b>						
	1) Repair/Replace play equipment & add new playground filler.				5,079.00	6,000.00	488.00	0.00	
	<b>Total for Magnolia Homes</b>				<b>123,586.00</b>	<b>72,508.00</b>	<b>53,496.00</b>	<b>48,157.00</b>	
<b>TX 17- 4/5</b>									
<b>Cedar Terrace</b>	<b>Fees and Costs</b>		<b>1430</b>		<b>15,327.00</b>	<b>15,327.00</b>	<b>15,237.00</b>	<b>12,235.00</b>	
	<b>Site Improvements</b>		<b>1450</b>						
	1) Community Center, Park & Parking				0.00	0.00	0.00	0.00	
	2) Extend Underground Irrigation System				80,000.00	0.00	0.00	0.00	
	3) Sidewalk Repair				0.00	0.00	0.00	0.00	

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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	Obligated	Expended	
	<b>Total for 1450</b>				<b>80,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Nondwelling Structures</b>		<b>1470</b>						
	Convert 2 Apts to Laundry Rooms				<b>190,000.00</b>	<b>205,000.00</b>	<b>191,646.00</b>	<b>28,440.00</b>	
	<b>Demolition</b>		<b>1485</b>						
	1) Abate (ACM) and Demolish Existing Community Center				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total for Cedar Terrace &amp; Addition</b>				<b>285,327.00</b>	<b>220,327.00</b>	<b>206,883.00</b>	<b>40,675.00</b>	
	<b>TX 17-7</b>								
	<b>Gulf Breeze</b>		<b>1430</b>						
	1) A & E Fees to design improvements to elevator lobbies				50,000.00	63,000.00	63,000.00	37,770.00	
	<b>Site Improvement</b>		<b>1450</b>						
	1) Sidewalk/Paving repairs				0.00	0.00	0.00	0.00	
	<b>Nondwelling Equipment</b>		<b>1475</b>						

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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
	1) Scaffolding for Sealant				0.00	0.00	0.00	0.00	
	2) Replace Small Boiler				10,000.00	10,000.00	0.00	0.00	
	3) Modernization of elevators				0.00	195,000.00	0.00	0.00	
	<b>Total 1475</b>				<b>10,000.00</b>	<b>205,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Demolition</b>								
	1) Asbestos Abatement of Mechanical Rooms				0.00	8,294.00	0.00	0.00	
	<b>Total 1485</b>				<b>0.00</b>	<b>8,294.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total for Gulf Breeze</b>				<b>60,000.00</b>	<b>276,294.00</b>	<b>63,000.00</b>	<b>37,770.00</b>	
<b>Holland House</b>	<b>Fees and Costs</b>		<b>1430</b>						
	1) A & E Fees (Phase II)				28,235.00	115,000.00	115,000.00	37,198.00	
	2) A & E Fees (Phase III)				65,441.00	0.00	0.00	0.00	
	<b>Total for 1430</b>				<b>93,676.00</b>	<b>115,000.00</b>	<b>115,000.00</b>	<b>37,198.00</b>	
	<b>Site Improvements</b>		<b>1450</b>						
	1) Landscaping,				36,720.00	36,720.00	17,332.00	0.00	
	2) Security Lighting				47,260.00	47,260.00	47,260.00	0.00	
	3) Sidewalk/Paving Repairs				0.00	0.00	0.00	0.00	
	4) Remove / Replace Fencing				1,745.00	2,497.00	1,703.00	1,532.00	
	5) Patch and Seal Parking lot				21,500.00	6,100.00	6,100.00	0.00	
	6) Patch walks				0.00	0.00	0.00	0.00	

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
	7) Courtyard				37,000.00	0.00	0.00	0.00	
	<b>Total for 1450</b>				<b>144,225.00</b>	<b>92,577.00</b>	<b>72,395.00</b>	<b>1,532.00</b>	
	<b>Dwelling Structures</b>		<b>1460</b>						
	1) Paint interior of apartment				0.00	0.00	0.00	0.00	
	2) Rewire Smoke/Fire Alarms in 160				0.00	0.00	0.00	0.00	
	<b>Total for 1460</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Nondwelling Structures</b>		<b>1470</b>						
	1) Remodel and Expand Community Center				723,600.00	757,350.00	706,612.00	109,461.00	
	2) Site Clearing for Community Room					0.00	0.00	0.00	
	3) Convert apartment unit to resident council				65,880.00	65,880.00	61,000.00	0.00	
	4) New Window awning and parapet				0.00	0.00	0.00	0.00	
	3) Replace exterior doors				9,266.00	10,458.00	10,458.00	4,604.00	
	4) Repair/Replace ceiling in hallways				5,300.00	682.00	682.00	614.00	
	5) Replace Flue cap				0.00	0.00	0.00	0.00	
	6) Construct 3 new laundry rooms				0.00	0.00	0.00	0.00	
	<b>Total for 1470</b>				<b>804,046.00</b>	<b>834,370.00</b>	<b>778,752.00</b>	<b>114,679.00</b>	
	<b>Nondwelling Equipment</b>		<b>1475</b>						
	1) New Community Room/ Office Furniture				30,000.00	30,000.00	0.00	0.00	
	2) Replace boiler				19,221.00	19,221.00	19,872.00	17,885.00	
	<b>Total for 1475</b>				<b>49,221.00</b>	<b>49,221.00</b>	<b>19,872.00</b>	<b>17,885.00</b>	

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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
	<b>Total for Holland House</b>				<b>1,091,168.00</b>	<b>1,091,168.00</b>	<b>986,019.00</b>	<b>171,294.00</b>	
	<b>TOTAL CAPITAL FUND</b>				<b>2,026,999.00</b>	<b>2,026,999.00</b>	<b>1,636,719.00</b>	<b>543,635.00</b>	

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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number		Federal FY of Grant:	
		Capital Fund Program Grant No: TX24PO1750100		2002	
		Replacement Housing Factor Grant No: TX24RO1750100		Obligated	Expended
		Original	Revised		
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	84,800.00			
	Management Improvements Hard Costs	149,300.00			
4	1410 Administration	206,840.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	182,600.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	539,095.00			
10	1460 Dwelling Structures	404,154.00			
11	1465.1 Dwelling Equipment—Nonexpendable	356,620.00			
12	1470 Nondwelling Structures	145,000.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs				
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines.....)	<b>2,068,409.00</b>			
	Amount of line XX Related to LBP Activities	0.00			
	Amount of line XX Related to Section 504 compliance	93,100.00			
	Amount of line XX Related to Security –Soft Costs	0.00			
	Amount of Line XX related to Security-- Hard Costs	174,495.00			
	Amount of line XX Related to Energy Conservation Measures	26,340.00			
	Collateralization Expenses or Debt Service				



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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended		
<b>HA- Wide</b>	<b>Management Improvements</b>	<b>1408</b>							
	<b>Training for HA Staff</b>								
	1) Time / Crisis Management		L.S	2,000.00					
	2) Professional Development		L.S	2,000.00					
	3) Customer / Employee Relations		L.S	2,000.00					
	4) Senior Staff Retreat & Workshop		L.S	2,000.00					
	<b>Consultant to Develop New HA Filing System</b>		L.S	25,000.00					
	<b>Executive Office:</b>								
	1) Furniture for Executive Office (Computer Station)		1	800.00					
	2) Filing Cabinet		1	300.00					
	3) Executive Chair		1	300.00					
	4) Coffee Table		1	200.00					
	5) Picture for reception area		1	500.00					
	6) Flag Poles for ICC Building		3	10,000.00					
	7) Training, Travel for Executive Director, Commissioners, Board Retreats/Workshops		L.S	20,000.00					
	<b>Finance/MIS:</b>								

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**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended		
	1) Accounting, Computer literacy, Self Improvement Seminars, Conventions and Training for Finance Staff.		L.S	4,000.00					
	2) PBX System (Replace Existing Siemens PBX Phone System)		L.S	35,000.00					
	New PHA Operating Software (Happy, Lindsey, TenMast, etc.)		L.S	37,500.00					
	1) Accounting, Computer literacy, Self Improvement Seminars, Conventions and Training for Public Housing Staff.		L.S	2,500.00					
	<b>Personnel &amp; Risk Management</b>								
	1) Sexual Harassment Training Video		1	200.00					
	2) Improving Workstation Ergonomics		L.S	1,500.00					
	3) HRIS system		1	4,000.00					
	4) New Federal Law Posters		L.S	200.00					
	5) Personnel Training Seminars		1	1,000.00					
	6) Lockable 3 drawer file cabinet		1	400.00					
	7) Desk Chair		1	300.00					
	8) Digital Camera		L.S	500.00					
	9) Conduct Employee Attitude Survey		L.S	500.00					
	10) Employee Newsletter Software		1	500.00					
	11) Employee Wellness Programme- UTMB		L.S	3,000.00					

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**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended		
	12) Develop GHA Website		L.S	1,000.00					
	13) Awards / Recognition Programes Security Office		L.S	800.00					
	Hand held two-way radios for Curators/Supervisor at ICC Building		6	4,000.00					
	<b>Public Housing:</b>								
	1) Digital Cameras		2	1,400.00					
	2) Safe (Gulf Breeze Development)		1	1,000.00					
	3) Attend NAHRO Annual Meeting (Asst.to Exec. Director for Housing Operations and Director of Public Housing)		2	2,000.00					
	4) Formal UPCS Training for Public Housing Staff		L.S	3,000.00					
	5) Internet Access for Magnolia Homes and Housing Inspector/Office Asst. to access PIC		L.S	50.00					
	6) File Cabinets (Palm Terrace)		2	750.00					
	7) Chairs for Cedar Terrace		3	400.00					
	8) PHM Certification Training for Public Housing Director		1	2,000.00					

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended		
	9) Typewriters for Housing Management ( Magnolia Homes and Cedar Terrace)		4	3,000.00					
	10) Vehicle		1	20,000.00					
	<b>Modernization:</b>								
	1) Vehicle		1	20,000.00					
	2) Cost Estimating Software		L.S	1,000.00					
	3) Digital Camera		1	800.00					
	4) R.S. Means Cost Guides, Standard Building Code & Other Publications		L.S	2,500.00					
	4) Cell Phones, Yearly fee		2	1,200.00					
	5) Training & Travel ( Seminars -Texas Windstorm Building Code, Construction Inspections & Code Compliance, Capital Funds & Housing Replacement Programe)		5	8,000.00					
	<b>Maintainance</b>								
	1) Training- PHAS Certification for Maintainance Director & Asst. Director		2	2,500.00					
	2) Training- A/C & Refrigeration Maintainance Training			2,500.00					

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
	<b>Total For 1408</b>				<b>234,100.00</b>				
HA-Wide	<b>Administration:</b>		<b>1410</b>						
	1) Salaries & Benefits				<b>206,840.00</b>				
	Sundry Planning Expenses for Mod.		<b>1430</b>		<b>10,000.00</b>				
	<b>Dwelling Equipment:</b>		<b>1465</b>						
	1) Appliances			50	<b>15,000.00</b>				
	<b>Non Dwelling Structures</b>		<b>1470</b>						
	1) Warehouse Lease			L.S	<b>50,000.00</b>				
	<b>Total For HA Wide</b>				<b>515,940.00</b>				
TX 17-3									
Magnolia Homes	<b>Fees and Costs</b>								
	1) A/E Fees to Design A/C system for 68 Apartment Units and Convert Apartment to Laundry Room		<b>1430</b>	L.S.	<b>45,000.00</b>				
	<b>Site Improvements</b>		<b>1450</b>						

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
	1) New Security Lighting			L.S.	120,000.00				
	2) Repair/Refinish Existing Playground			L.S.	8,000.00				
	3) New Playground Surface			L.S.	15,000.00				
	4) New Asphalt Topping of Basketball Court			L.S.	5,000.00				
	5) Basketball Court Stripping			L.S.	1,000.00				
	6) Repair/Replace Sidewalks			L.S.	25,000.00				
	7) Demo Concrete			L.S.	15,000.00				
	8) Remove Existing Clothesline Poles and Concrete Footings			135	5,000.00				
	9) Remove Existing Fencing		<b>1450</b>	L.S.	3,500.00				
	10) New Fencing			L.S.	27,535.00				
	11) New Fence Gates			L.S.	10,000.00				
	12) New Handicap Concrete Ramps			L.S.	10,500.00				
	13) New Benches			L.S.	15,000.00				
	14) Resodding			L.S.	28,000.00				
	15) New Pergola/Shaded Walkway			L.S.	25,560.00				
	16) Landscaping			L.S.	175,000.00				
	17) Irrigation System			L.S.	50,000.00				
					<b>539,095.00</b>				
	<b>A/C System for Apartment Units</b>		<b>1465</b>	68	<b>250,000.00</b>				
	<b>Nondwelling Structures</b>		<b>1470</b>						

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**Part II : Supporting Pages**

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
	1) Convert Apartment Unit to Laundry			1	95,000.00				
	<b>Total for Magnolia Homes</b>				929,095.00				
<b>TX 17-4/5</b>	<b>Fees and Costs</b>		<b>1430</b>						
<b>Cedar Terrace</b>	1) A/E Fees to Design Conversion of Apartment to Management and Resident Council Offices.				10,600.00				
	<b>Dwelling Structures</b>		<b>1460</b>						
	1) Convert Apartment to Management & Resident Council Office			L.S	85,000.00				
	<b>Total for Cedar Terrace</b>				95,600.00				
<b>TX -7</b>	<b>Fees and Costs</b>								
<b>Gulf Breeze</b>	1) A/E Fees to Design Phase IV Modernization.		<b>1430</b>		52,000.00				
	<b>HVAC Modernization</b>		<b>1465</b>						
	1) Boiler Repairs				12,960.00				
	2) Hydronic Piping Valve repairs				17,280.00				
	3) G.F. Pneumatic Control Repairs				21,600.00				
	4) Central Plant Exhaust Ventilator				5,760.00				
	5) Water Lift Station Control Repairs				936.00				

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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
	6) New Ventilation Fans				11,340.00				
	<b>Total HVAC</b>				<b>69,876.00</b>				
	<b>Electrical</b>		<b>1465</b>						
	1) Electrical Infrared Survey				10,800.00				
	2) Motor Control Center Fuses				8,640.00				
	3) Emergency Generator Repairs				2,304.00				
	<b>Total Electrical</b>				<b>21,744.00</b>				
	<b>Elevator Lobby / Laundry Modifications</b>		<b>1460</b>						
	Demolition				8,640.00				
	Asbestos Abatement				57,600.00				
	Automatic Cntrls. at Existing Entry Doors				57,600.00				
	New VCT Flooring				12,165.00				
	Ceiling Repairs				6,083.00				
	Painting				17,442.00				
	New Stair Exit Doors				8,424.00				
	New Electrical Closet Doors				5,832.00				
	Exit/ Elec. Closet Door Repairs				3,240.00				
	ElevatorDoor/Frame Repairs				10,368.00				
	Trash Chute Repairs				3,240.00				
	New Casework				9,720.00				
	New Kitchen Casework				2,592.00				
	New Plastic Laminate Panels				48,384.00				

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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	
	New Dryer Vents				5,184.00				
	Fire Alarm Modification				6,480.00				
	General Reconfiguration/ Repairs				12,960.00				
	General Electrical Repairs (Allowance)				9,720.00				
	New Lighting				12,960.00				
	General Plumbing Repair Allowance				13,320.00				
	New Sinks				7,200.00				
	<b>Total Elevator Lobby / Laundry Mod.</b>				<b>319,154.00</b>				
	<b>Total For Gulf Breeze</b>				<b>462,774.00</b>				
<b>TX 17-9</b>	<b>Fees and Costs</b>		<b>1430</b>						
<b>Holland House</b>	1) A & E Fees for Phase IV Modernization (East Wing)			L.S.	<b>65,000.00</b>				
	<b>Total for Holland House</b>				<b>65,000.00</b>				

**Grand Total** **2,068,409.00**

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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	

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

PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: <b>Galveston Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100				Federal FY of Grant: <b>2002</b>			
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	Obligated	Expended	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: Galveston Housing Authority		Grant Type and Number Capital Fund Program No: TX24PO1750100 Replacement Housing Factor No: TX24RO1750100					Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide								
1408	12/31/03			06/30/05				
1410	12/31/03			06/30/05				
1430	12/31/03			06/30/05				
1465	12/31/03			06/30/05				
1470	12/31/03			06/30/05				
TX 17-3 Magnolia								
1430	12/31/03			06/30/05				
1450	12/31/03			06/30/05				
1465	12/31/03			06/30/05				
1470	12/31/03			06/30/05				
TX 17-4/5 Cedar Terrace								
1430	12/31/03			06/30/05				
1460	12/31/03			06/30/05				
TX 17-7 Gulf Breeze								
1430	12/31/03			06/30/05				
1460	12/31/03			06/30/05				
1465	12/31/03			06/30/05				
TX 17-9 Holland House								
1430	12/31/03			06/30/05				

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: Galveston Housing Authority		Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
HA-Wide	Annual Statement	424,740.00	576,590.00	406,040.00	421,190.00
TX 17-1		200,000.00	0.00	0.00	1,647,219.00
TX 17-2/6		0.00	0.00	0.00	0.00
TX 17-3		105,000.00	0.00	0.00	0.00
TX 17-4/5		0.00	0.00	0.00	0.00
TX 17-7		274,049.00	414,109.00	1,155,000.00	0.00
TX 17-9		1,064,620.00	1,077,710.00	507,369.00	0.00
Total CFP Funds (Est.)	2,068,409.00	2,068,409.00	2,068,409.00	2,068,409.00	2,068,409.00
Total Replacement Housing Factor Funds	461,916.00	461,916.00	461,916.00	461,916.00	461,916.00
<b>Total Funds</b>	<b>2,530,325.00</b>	<b>2,530,325.00</b>	<b>2,530,325.00</b>	<b>2,530,325.00</b>	<b>2,530,325.00</b>

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1 FFY 2002	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year : 3 FFY Grant: 2004 PHA FY: 2005		
	Development Number/General Description of Major Categories	Quantity	Estimated Cost	Development Number/General Description of Major Categories	Quantity	Estimated Costs
	<b>TX 17-1 Oleander Homes</b>			<b>TX 17-7 Gulf Breeze</b>		
	<b>1430:</b> Consultant Fees to Prepare HOPE VI Application or other Revitalization Plans.	L.S.	200,000.00	<b>1430:</b> A&E Fees	L.S.	46,000.00
	<b>TX 17-3 Magnolia Homes</b>			<b>1450:</b> West Parking Lot Parking Repair	L.S.	67,369.00
	<b>1470:</b> Convert Apt. Unit to Laundry Room	L.S.	105,000.00	<b>1460:</b> Replace Security Window Screens and Doors, Exit Stairwell Repairs	L.S.	300,740.00
See	<b>TX 17-7 Gulf Breeze</b>			<b>Holland House</b>		
Annual				<b>TX 17-9</b>	L.S.	
Statement	1465: Window A/C Units	189	274,049.00		L.S.	
				<b>1430:</b> A&E Fees	L.S.	65,000.00
	<b>TX 17-9 Holland House</b>					
				<b>1460:</b> Modernization of South Wing/ 32 Apt. Units	L.S.	875,530.00
	<b>1430:</b> A&E Fees	L.S.	65,000.00			
	<b>1460:</b> Modernization of East Wing/40 Apt. Units	L.S.	818,720.00	<b>1465.1</b> New Appliances & PTAC Units for 32 Apt. Units in South Wing	L.S.	122,180.00
	<b>1465:</b> New Appliances & PTAC Units	L.S.	165,900.00			
	<b>1495.1:</b> Resident Relocation	40	15,000.00	<b>1495.1</b> Resident Relocation	32	15,000.00
	<b>Subtotal of Estimated Costs</b>		<b>\$1,643,669.00</b>	<b>Subtotal of Estimated Costs</b>		<b>\$1,491,819.00</b>

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year : 5 FFY Grant: 2006 PHA FY: 2007		
	Development Number/General Description of Major Categories	Quantity	Estimated Cost	Development Number/General Description of Major Categories	Quantity	Estimated Cost
	<b>Gulf Breeze</b>			<b>Oleander Homes</b>		
See	TX 17-7			TX 17-1		
Annual						
Statement	1430: A&E Fees	L.S.	128,000.00	1430: A&E Fees and Costs	L.S.	169,500.00
	1450: New Exterior Security Lighting, Landscaping, Irrigation System, Curb Repair & Other Site Improvements	L.S.	400,000.00	1450: Underground Electrical Service, Parking, Security Lighting & Other Site Improvements	L.S.	600,000.00
	1460: Misc. Repairs & Improvements to Building Structure	L.S.	627,000.00	1460: Dwelling Structure Repairs	L.S.	350,000.00
				1465: Dwelling Equipment	L.S.	97,719.00
	<b>Holland House</b>			1470: Convert two Apartment Buildings for Resident Business	L.S.	400,000.00
	TX 17-9					
				1495: Relocation Costs	L.S.	30,000.00
	1450: Parking, Landscaping, Irrigation & Other Site Improvements	L.S.	507,369.00			
	<b>Subtotal of Estimated Costs</b>		<b>\$1,662,369.00</b>	<b>Subtotal of Estimated Costs</b>		<b>\$1,647,219.00</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHAN Name: Galveston Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100		<b>Federal FY of Grant:</b> <b>2002</b>	
<b>Original Annual Statement Reserve-for Disasters/Emergencies Revised Annual Statement (revision no:)</b>					
<b>Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	67,000.00			
	Management Improvements Hard Costs	41,000.00			
4	1410 Administration	202,699.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	66,120.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	490,560.00			
10	1460 Dwelling Structures	818,720.00			
11	1465.1 Dwelling Equipment-Nonexpendable	195,900.00			
12	1470 Nondwelling Structures	130,000.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	15,000.00			
18	1499 Development Activities	452,640.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines.....)	2,479,639.00			
	Amount of line XX Related to LBP Activities	0.00			
	Amount of line XX Related to Section 504 compliance	290,200.00			
	Amount of line XX Related to Security-Soft Costs	1,000.00			
	Amount of Line XX Related to Security-Hard Costs	336,600.00			
	Amount of line XX Related to Energy Conservation Measures	286,680.00			
	Collateralization Expenses or Debt Service				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
<b>HA-Wide</b>	<b>Management Improvements</b>		<b>1408</b>						
	<b>Training for HA Staff</b>								
	1) Time/Crisis Management		L.S.	2,000.00	2,000.00				
	2) Professional Development		L.S.	2,000.00	2,000.00				
	3) Customer/Employee Relations		L.S.	2,000.00	2,000.00				
	4) Senior Staff Retreat & Workshop		L.S.	2,000.00	2,000.00				
	<b>Consultant to Develop New HA Filing System</b>		L.S.	25,000.00	25,000.00				
	<b>Executive Office:</b>								
	1) Furniture for Executive Office (Computer Station)		1	800.00	800.00				
	2) Filing Cabinet		1	300.00	300.00				
	3) Executive Chair		1	300.00	300.00				
	4) Coffee Table		1	200.00	200.00				
	5) Picture for reception area		1	500.00	524.00				
	6) Flag Poles for ICC Building		3	10,000.00	0.00				
	7) Training, Travel for Executive Director, Commissioners, Board Retreats/Workshops		L.S.	20,000.00	20,000.00				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
<b>Finance/MIS:</b>									
	1) Accounting, Computer Literacy, Self Improvement Seminars, Conventions and Training for Finance Staff		L.S.	4,000.00	4,000.00				
	2) PBX System (Replace Existing Siemens PBX Phone System)		L.S.	35,000.00	35,000.00				
	New PHA Operating Software (Happy, Lindsey, Ten Mast, Etc.)		L.S.	37,500.00	37,500.00				
	1) Accounting, Computer Literacy, Self Improvement Seminars, Conventions and Training for Public Housing Staff.		L.S.	2,500.00	2,500.00				
<b>Personnel &amp; Risk Management:</b>									
	1) Sexual Harassment Training Video		1	200.00	200.00				
	2) Improving Workstation Ergonomics		L.S.	1,500.00	1,500.00				
	3) HRIS System		1	4,000.00	4,000.00				
	4) New Federal Law Posters		L.S.	200.00	200.00				
	5) Personnel Training Seminars		1	1,000.00	1,000.00				
	6) Lockable 3 drawer file cabinet		1	400.00	400.00				
	7) Desk Chair		1	300.00	300.00				
	8) Digital Camera		L.S.	500.00	500.00				
	9) Conduct Employee Attitude Survey		L.S.	500.00	500.00				
	10) Employee Newsletter Software		1	500.00	500.00				
	11) Employee Wellness Program-UTMB		L.S.	3,000.00	3,000.00				
	12) Develop GHA Website		L.S.	1,000.00	1,000.00				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHAName: Galveston Housing Authority		Grant Type and Number					Federal FY of Grant:		
		Capital Fund Program No: TX24PO1750100					2002		
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	13) Awards/Recognition Programs		L.S.	800.00	800.00				
	<b>Security Office:</b>								
	Handheld two-way radios for Curators/Supervisor at ICC Building		6	4,000.00	4,000.00				
	<b>Public Housing:</b>								
	1) Digital Cameras		2	1,400.00	1,400.00				
	2) Safe (Gulf Breeze Development)		1	1,000.00	1,000.00				
	3) Attend NAHRO Annual Meeting (Asst. to Exec. Director for Housing Operations and Director of Public Housing)		2	2,000.00	2,000.00				
	4) Formal UPCS Training for Public Housing Staff		L.S.	3,000.00	3,000.00				
	5) Internet Access for Magnolia Homes and Housing Inspector/Office Asst. to access PIC		L.S.	50.00	50.00				
	6) File Cabinets (Palm Terrace)		2	750.00	750.00				
	7) Chairs for Cedar Terrace		3	400.00	400.00				
	8) PHM Certification Training for Public Housing Director		1	2,000.00	2,000.00				
	9) Typewriters for Housing Management (Magnolia Homes and Cedar Terrace)		4	3,000.00	3,000.00				
	10) Vehicle		1	20,000.00	20,000.00				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	<b>Modernization:</b>								
	1) Vehicle				20,000.00	20,000.00			
	2) Cost Estimating Software		L.S.		1,000.00	1,000.00			
	3) Digital Camera		1		800.00	800.00			
	4) R.S. Means Cost Guides, Standard Building Code & Other Publications		L.S.		2,500.00	2,500.00			
	5) Cell Phones, Yearly Fee		2		1,200.00	1,200.00			
	6) Training & Travel (Seminars-Texas Windstorm Building Code, Construction Inspections & Code Compliance, Capital Funds & Housing Replacement Program)		5		8,000.00	8,000.00			
	<b>Maintenance:</b>								
	1) Training-PHAs Certification for Maintenance Director & Asst. Director		2		2,500.00	2,500.00			
	2) Training-A/C & Refrigeration Maintenance Training				2,500.00	2,500.00			
	<b>Total for 1408</b>				<b>234,100.00</b>	<b>224,124.00</b>			
<b>HA-Wide</b>	<b>Administration:</b>		<b>1410</b>						
	1) Salaries & Benefits				206,840.00	195,176.00			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	Sundry Planning Expenses for Mod.	1430		10,000.00	10,000.00				
	<b>Dwelling Equipment:</b>	1465							
	1) Appliances		50	15,000.00	15,000.00				
	<b>Non Dwelling Structures:</b>	1470							
	1) Warehouse Lease		L.S.	50,000.00	50,000.00				
	<b>Total for HA Wide</b>			<b>515,940.00</b>	<b>494,300.00</b>				
<b>TX17-3</b>	<b>Fees and Costs:</b>	1430							
<b>Magnolia Homes</b>	1) A/E Fee to Design A/C system for 68 Apartment Units and Convert Apartment to Laundry Room		L.S.	45,000.00	45,000.00				
	<b>Site Improvements:</b>	1450	L.S.						
	1) New Security Lighting		L.S.	120,000.00	120,000.00				
	2) Repair/Refinish Existing Playground		L.S.	8,000.00	8,000.00				
	3) New Playground Surface		L.S.	15,000.00	15,000.00				
	4) New Asphalt Topping for Basketball Court		L.S.	5,000.00	5,000.00				
	5) Basketball Court Stripping		L.S.	1,000.00	1,000.00				
	6) Repair/Replace Stripping		L.S.	25,000.00	25,000.00				
	7) Demo Concrete		L.S.	15,000.00	15,000.00				
	8) Remove Existing Clothesline Poles and Concrete Footings			5,000.00	5,000.00				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHAName: Galveston Housing Authority		Grant Type and Number					Federal FY of Grant:		
		Capital Fund Program No: TX24PO1750100					2002		
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	9) Remove Existing Fencing		L.S.	3,500.00	3,500.00				
	10) New Fencing		L.S.	27,535.00	27,535.00				
	11) New Fence Gates		L.S.	10,000.00	10,000.00				
	12) New Handicap Concrete Ramps		L.S.	10,500.00	10,500.00				
	13) New Benches		L.S.	15,000.00	15,000.00				
	14) Resodding		L.S.	28,000.00	28,000.00				
	15) New Pergola/Shaded Walkway		L.S.	25,560.00	25,560.00				
	16) Landscaping		L.S.	175,000.00	175,000.00				
	17) Irrigation System		L.S.	50,000.00	50,000.00				
				<b>539,095.00</b>	<b>539,095.00</b>				
	<b>A/C System for Apartment Units</b>	<b>1465</b>	68	250,000.00	250,000.00				
	<b>Non Dwelling Structures:</b>	<b>1470</b>							
	1) Convert Apartment Unit to Laundry		1	95,000.00	0.00				
	<b>Total for Magnolia Homes</b>			<b>929,095.00</b>	<b>834,095.00</b>				
<b>TX17-4/5</b>	<b>Fees and Costs:</b>	<b>1430</b>							
<b>Cedar Terrace</b>	1) A/E Fee to Design Conversion of Apartment to Management and Resident Council Offices		L.S.	10,600.00	10,600.00				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	<b>Dwelling Structures:</b>	<b>1460</b>							
	1) Convert Apartment to Management & Resident Council Office		L.S.	85,000.00	85,000.00				
	<b>Total for Cedar Terrace</b>			<b>95,600.00</b>	<b>95,600.00</b>				
<b>TX-7</b>	<b>Fees and Costs:</b>	<b>1430</b>							
<b>Gulf Breeze</b>	1) A/E Fees to Design Phase IV Modernization			52,000.00	52,000.00				
	<b>HVAC Modernization:</b>	<b>1465</b>							
	1) Boiler Repairs			12,960.00	12,960.00				
	2) Hydronic Piping Valve Repairs			17,280.00	17,280.00				
	3) G.F. Pneumatic Control Repairs			21,600.00	21,600.00				
	4) Central Plant Exhaust Ventilator			5,760.00	5,760.00				
	5) Water Lift Station Control Repairs			936.00	936.00				
	6) New Ventilation Fans			11,340.00	11,340.00				
	<b>Total HVAC</b>			<b>69,876.00</b>	<b>69,876.00</b>				
	<b>Electrical:</b>	<b>1465</b>							
	1) Electrical Infrared Survey			10,800.00	10,800.00				
	2) Motor Control Center Fuses			8,640.00	8,640.00				
	3) Emergency Generator Repairs			2,304.00	2,304.00				
	<b>Total Electrical</b>			<b>21,744.00</b>	<b>21,744.00</b>				

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended		
	<b>Elevator Lobby/Laundry Modification:</b>		<b>1460</b>						
	Demolition			8,640.00	8,640.00				
	Asbestos Abatement			57,600.00	57,600.00				
	Automatic Controls at Existing Entry Doors			57,600.00	57,600.00				
	New VCT Flooring			12,165.00	12,165.00				
	Ceiling Repairs			6,083.00	6,083.00				
	Painting			17,442.00	17,442.00				
	New Stair Exit Doors			8,424.00	8,424.00				
	New Electrical Closet Doors			5,832.00	5,832.00				
	Exit/Elec. Closet Door Repairs			3,240.00	3,240.00				
	Elevator Door/Frame Repairs			10,368.00	10,368.00				
	Trash Chute Repairs			3,240.00	3,240.00				
	New Casework			9,720.00	9,720.00				
	New Kitchen Casework			2,592.00	2,592.00				
	New Plastic Laminate Panels			48,384.00	48,384.00				
	New Dryer Vents			5,184.00	5,184.00				
	Fire Alarm Modification			6,480.00	6,480.00				
	General Reconfiguration/Repairs			12,960.00	12,960.00				
	General Electrical Repairs (Allowance)			9,720.00	9,720.00				

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHAName: Galveston Housing Authority		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program No: TX24PO1750100				2002			
		Replacement Housing Factor No: TX24RO1750100							
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	Obligated	Expended	
	New Lighting				12,960.00	12,960.00			
	General Plumbing Repair Allowance				13,320.00	13,320.00			
	New Sinks				7,200.00	7,200.00			
	<b>Total Elevator Lobby/Laundry Mod.</b>				<b>319,154.00</b>	<b>319,154.00</b>			
	<b>Total for Gulf Breeze</b>				<b>462,744.00</b>	<b>462,744.00</b>			
<b>TX17-9</b>	<b>Fees and Costs:</b>		<b>1430</b>						
<b>Holland House</b>	1) A&E Fees for Phase IV Modernization (East Wing)			L.S.	65,000.00	65,000.00			
	<b>Total for Holland House</b>				<b>65,000.00</b>	<b>65,000.00</b>			
	<b>GRAND TOTAL</b>				<b>2,068,409.00</b>	<b>1,951,769.00</b>			

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

PHAName: Galveston Housing Authority		Grant Type and Number					Federal FY of Grant:
		Capital Fund Program No: TX24PO1750100					2002
		Replacement Housing Factor No: TX24RO1750100					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHAWide							
1408	12/31/03			06/30/05			
1410	12/31/03			06/30/05			
1430	12/31/03			06/30/05			
1465	12/31/03			06/30/05			
1470	12/31/03			06/30/05			
TX17-3Magnolia							
1430	12/31/03			06/30/05			
1450	12/31/03			06/30/05			
1465	12/31/03			06/30/05			
1470	12/31/03			06/30/05			
TX17-4/5CedarTerrace							
1430	12/31/03			06/30/05			
1460	12/31/03			06/30/05			
TX17-7GulfBreeze							
1430	12/31/03			06/30/05			
1460	12/31/03			06/30/05			
1465	12/31/03			06/30/05			
TX17-9HollandHouse							
1430	12/31/03			06/30/05			

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHAN Name: Galveston Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX24PO1750100 Replacement Housing Factor Grant No: TX24RO1750100			<b>Federal FY of Grant:</b> <b>2002</b>
<b>Original Annual Statement Reserve-for Disasters/Emergencies Revised Annual Statement (revision no:)</b>					
<b>Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
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	1499 Development Activities	461,916.00	439,015.00		
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>461,916.00</b>	<b>439,015.00</b>		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of Line XX related to Security-Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

## **Executive Summary**

The Galveston Housing Authority (GHA) electronically submitted the 2002 Annual Agency Plan Year, (FY7 -01-02 to 6 -30-03), and revised 2003 Five Year Agency Plan, (FY7 -01-02 to FY6 -30-07), by April 15, 2002 as required by the Department of Housing and Urban Development (HUD). GHA is authorized to submit a streamlined plan because of its high performance status (92 on FY2001 Public Housing Assessment System [PHAS]) Score. However, that score was relayed and this summary prepared after the original submission deadline and, therefore, addressed items required for standard performance.

Before discussion of the plan, it is important to address the background which led to the decision making process for long -term goals and spending plans.

In 1997, a new Executive Director was hired at GHA. HUD had designated it as a "Troubled Agency" with a Public Housing Management Assessment (PHMAP) score of 43 in 1996. As a result, HUD hired a firm, Quadel Consulting Corporation (hereinafter referred to as Quadel), to work with the new Executive Director to outline both management and maintenance deficiencies and determine the required action to return the agency to an acceptable level of performance and good physical condition. Specifically, the Quadel study indicated that Palm Terrace Homes (TX24P017 -002,

hereinafter referred to as Old Palm Terrace), a 224-unit family housing complex built in 1940, required an extraordinary amount of rehabilitation (over \$13 million in 1997). Quadel further stated GHA received insufficient funding in its modernization allocation to address this myriad of needs. This determination was made before City of Galveston required GHA to obtain permits. Since then, the attendant mandate to meet current flood storm requirements on a 60-year-old property raised the expected rehabilitation costs at Old Palm Terrace to \$20 million. This exceeds HUD's rule that modernization costs cannot exceed 90% of new construction costs.

The magnitude of required work on all other GHA properties led Quadel to recommend that funding to address Old Palm Terrace revitalization should be pursued through HUD's HOPE VI grant program, coupled with other mixed income finance venues. Since 1997, Capital Fund dollars have, therefore, been expended to bring other properties to a condition of safe and decent repair, in priority order of need, and to improve curb appeal as indicated by both Quadel and other GHA contracted architectural and engineering studies. In addition, GHA submitted requisite HOPE VI grant applications the past two years without award. HUD and GHA's Board of Directors have consistently endorsed the strategy outlined in 1997.

In addition to the 1996 "Troubled Agency" designation and improvement plan requirements, Civil Action G-96-404 and Compliance Review Code File No. 06-96-03-002-340 (Title VI and Title VIII Complaints) were filed by certain residents and past GHA commissioners. The resulting Consent Decree, monitored by Federal Court, and Voluntary Compliance Agreement (VCA), which is monitored by HUD Ft. Worth, have also played an important role in GHA's goal setting and the use of its human and

financial resources. The VCA expired in the Fall of 2001. The provisions of the Consent Decree are effective until October 31, 2004.

Certain requirements of the Consent Decree have been or are being met. The construction and sale of 32 homeownership dwellings will be complete by June 30, 2002. Twenty-five (25) of 34 scattered site units have been constructed in non-minority impacted areas of the community. Of the remaining nine units, six will be in non-minority impacted areas and all will be completed by June 30, 2003. As of February 1, 2002, approximately 40% of Section 8 vouchers issued by GHA are in non-minority impacted areas. GHA will continue its efforts to meet Consent Decree Guidelines and complete all requirements in advance of its expiration deadline.

We look forward to continued progress at GHA with implementation of the Five Year Plan. The Board of Commissioners, Mayor, City Manager, staff and grant partners desired to compete again for a 2002 HOPEVI allocation because of urgent need. Old Palm Terrace is so physically debilitated, however, that a separate HOPEVI application for demolition will be submitted for the 224 units at Old Palm Terrace in the event GHA is denied a HOPEVI revitalization award. GHA cannot continue to operate this property. Only 38 of 224 units are currently occupied at this severely distressed property, which meets the conditions of Code of Federal Regulations 971 for conversion to Section 8 vouchers. Consequently, GHA is required to develop an alternative plan for Old Palm Terrace if it does not choose to convert to Section 8 vouchers. Failure to develop such a plan will result in HUD's removal of the 224 units from GHA's inventory wherein HUD will give no subsidy for Old Palm Terrace, which already has a significant monthly operations loss.

The availability and condition of rental housing in Galveston, 38% of which was built before 1950, makes conversion to Section 8 impractical. Consequently, the plan for replacement housing will be pursued as follows:

- (1) A 2002 HOPEVI demolition application and HOPEVI revitalization award;

Or

- (2) A 2002 HOPEVI demolition application and, in the event of non-award of HOPEVI revitalization funding, a replacement housing initiative using program income from Cornerstone Place and Hoskins Square with available housing replacement capital funds as leverage.

GHA's FY2003 -FY2007 Five Year Plan stresses forward with long-range systematic and concentrated work on GHA's properties and continued emphasis on improvement of staff management capabilities. In the FY2003 Annual Plan, air conditioning and site improvements, to include painting, will be made at Magnolia Homes. A GHA and Resident Council combined office will be remodeled at Cedar Terrace. With these actions, both Magnolia Homes and Cedar Terrace will be in good condition. The work scheduled at Gulf Breeze includes elevator, boiler and electrical repairs. In addition, modifications will be made to elevator landing areas to protect fire alarm and elevator circuitry and equipment from Gulf moisture and corrosion. The first and second phases of modernization at Holland House will be completed by March of 2002. Phase III will be started in FY2003 and FY2007 Five Year Plan, given a

consistent funding stream, staff will address significant safety, systems, structural and major deferred maintenance items on all properties except Oleander Homes. A comprehensive study of physical conditions at Oleander Homes is included in the FY 2003– 2007 Five Year Plans so staff can then turn full attention and sufficient funding to rehabilitate this complex.

Equally important to GHA's responsibilities in management and maintenance is the desire of its Board of Commissioners and staff to improve the quality of life for residents. Accordingly GHA has implemented a quality control program for service calls and will provide technical assistance to resident council on Resident Opportunity and Self-Sufficiency grant to establish small businesses, redouble efforts to strengthen resident councils, continue the successful after-school and summer tutoring programs for children and improve communications between staff and residents while continuing services to our senior and disabled population through an Elderly Services Coordinator Grant.

GHA's Family Self-Sufficiency (FSS) program continues to grow and over 50 Section 8 voucher holders participate in this self-improvement program to reach educational and financial goals. GHA will further pursue its FSS Section 8 Homeownership Program (one of the first in the state) which placed four new homeowners this past year.

GHABoardofCommissionersandstaffaspiretohavethemost progressive,  
efficientandservice -orientedHousingAuthoritypossibleandwillcontinuethecareful  
allocationofhumanandfinancialresourcestoachievethegoals.Togetherwiththe  
helpofourresidents,HUD,andcommunitypartners,webelievewewi llachievethe  
goals.

RespectfullySubmitted:

SharonStrain  
ExecutiveDirector  
GalvestonHousingAuthority

## 2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	2,341,191	
b) Public Housing Capital Fund	1,951,769	
c) HOPEVI Demolition	1,200,000	
d) Annual Contributions for Section 8 Tenant -Based Assistance	6,969,836	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
f) Resident Opportunity and Self - Sufficiency Grants	200,000	
g) Community Development Block Grant (In Kind and CDBG)	40,000	Additional Law Enforcement
h) HOME	N/A	
Other Federal Grants (list below)		
<b>Elderly Service Coordinator</b>	36,000	Services for Elderly and Disabled
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2000-01-02 Replacement Housing Funds</b>	1,320,000	Leverage –Palm Terrace
<b>3. Public Housing Dwelling Rental Income</b>	1,850,437	PH operations
<b>Cornerstone Homes Program Income</b>	630,000	Leverage –Palm Terrace
<b>Hoskins Square Program Income</b>	518,258	Leverage –Palm Terrace
<b>4. Other income (list below)</b>		
Investment Earnings	35,000	PH operations
ICC Operations	400,000	ICC Operating
<b>5. Non -federal sources (list below)</b>		
Community Youth Development	23,000	Lunch Program
<b>TOTAL RESOURCES</b>	<b>17,515,491</b>	