

*PHA Plans for the
Housing Authority of the City
of McAllen*

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

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

PHA Plan Agency Identification

PHAName: *Housing Authority of the City of McAllen*

PHANumber: *TX028*

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

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
- Our aim is to ensure safe, decent and affordable housing, create opportunities for residents' self -sufficiency and economic independence and assure fiscal integrity by all program participants.

Progress Statement – *During FYB 2001, the PHA was successful in achieving the goals as indicated in the mission statement listed above.*

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 targetssuch as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- Explore the possibility to acquire existing multi -family complexes to increase the number of assisted housing units.

Progress Statement FYB2002 : The PHA received 100 additional vouchers and the PHA issued them to eligible families. We are still exploring the possibility to acquire existing multi-family complexes.

- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Reduce the response time to address maintenance and work order requests.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

Progress Statement FYB2002: PHA will increase customer size through training of staff on programs and procedures. This will be an on-going activity.

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards, as appropriate
 - Implement voucher home ownership program:
 - Implement public housing or other home ownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Create a program to provide home buying opportunity to families wanting to own a home within three to five years of receiving public housing assistance.

Progress Statement FYB2002: During FY2001, outreach to potential landlords was done on an as-needed basis. Voucher payment standards are reviewed on an annual basis to determine a need to make an adjustment.

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:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

Progress Statement FYB2002: *During FY2001, the PHA re-activated the Resident Patrol with 6 new members patrolling the complex.*

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 assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - Create a program to provide home buying opportunity to families wanting to own a home within three to five years of receiving public housing assistance.
 - Increase the motivation of the residents to become self-sufficient, encourage employability skills and improve the chances of becoming self-sustaining and successful homeowners.

Progress Statement FYB2002: *The PHA continues to improve its public housing units in 2001. The PHA has purchased new ranges and refrigerators for replacing in the public housing units and vehicles for the maintenance departments. The PHA is currently installing new tubs and retiling bathrooms in two developments*

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 as 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)

Progress Statement FYB2002: *During FY2001, the PHA was successful in achieving the objects listed above and will continue to take any necessary measures to assure that all persons are given equal opportunity and affirmatively further fair housing.*

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

Selectwhich typeofAnnualPlanthePHAwillsubmit.

StandardPlan(changed)

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheCityCommissionoftheCityofMcAllencreatedtheHousingAuthorityoftheCity ofMcAlleninJuly1939. Overthecourseofitsexistence,theMcAllenHousing Authorityhasremainedcautiousinitsapproachtopublichousingandthenumberof developmentswithinitscommunity. Tothateffect,onlytwopublichousing developmentsexisttodaywhichareLaRetamaVillage(150units)constructedin1951 andVineTerrace(49units)constructedin1980.

Toaddressthedevelopmentshortfalloveritsexistence,theMcAllenHousing AuthorityremainedveryactiveinitsolicitationofSection8Certificatesand Voucherstoassistfamiliesinneedofhousingthroughrentalassistanceinprivate units.AsofthisdatetheMcAllenHousingAuthorityadministersagrowingSection8 HousingChoiceVoucherProgram.

TheBoardofCommissionersoftheMcAllenHousingAuthorityandStaffrecognize theaffordablehousingcrisisthatourcommunityiscurrentlyfacingandhasinitiateda programofworktoaddressthisissue. TheBoardofCommissionersandStaffhas identifiedthefollowingapproachestobeimplementedwithinthenext3-5years:

- Increase thenumberofneworexistingaffordablehousingunitsby300inthe next3-5years.*
- Improve meaningful resident participation to encourage self-sufficiency thereby reducing the term of public housing assistance by program participants.*

- Create a consistent annual program of work to provide services and activities to residents wanting to learn general employable skills including English, computer literacy and citizenship.
- Extend the partnership network with non -profits, financial institutions and workforce commissions to educate public housing residents to the opportunities available to establish independence of welfare programs and services.

The McAllen Housing Authority moves forward in its approach to these goals to address emerging trends and to be able to respond to other challenges that may be forthcoming. To that end the financial resources available to serve its community include: Section 8 Reserve, Tax Credit Program, issuance of bonds or purchase of existing multifamily housing, evaluation of existing inventory which may be underutilized and finally local, state and federal grant programs.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **TX028a01**
- FY2002 Capital Fund Program Annual Statement **TX028b01**
- FY2002 Capital Fund Program 5 Year Action Plan **TX028c01**
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- PHA Management Organizational Chart **TX028o01**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other (List below, providing each attachment name)
 - Substantial Deviation and Significant Amendment or Modification* **TX028d01**
 - Summary of Policy or Program Changes for the Upcoming Year* **TX028e01**
 - Pet Policy –family* **TX028f01**
 - Pet Policy –elderly/disabled* **TX028g01**
 - Resident Member on the PHA Governing Board* **TX028h01**
 - Membership of the Resident Advisory Board or Boards* **TX028i01**
 - Deconcentration and Income Mixing* **TX028j01**
 - Voluntary Conversion* **TX028k01**
 - 1999 Performance and Evaluation Report* **TX028l01**
 - 2000 Performance and Evaluation Report* **TX028m01**
 - 2001 Performance and Evaluation Report* **TX028n01**

Optional Attachments:

- Public Housing Drug Elim ination Program (PHDEP) Plan

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs , identified any impediments to fair housing choice in those programs, addressed or is	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIA P grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
N/A	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) <i>*Performance Reports for priority year grants, as needed</i>	Annual Plan: Safety and Crime Prevention
X	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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(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 housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	2,562	5	4	1	1	*	*
Income > 30% but ≤ 50% of AMI	1562	5	4	1	1	*	*
Income > 50% but < 80% of AMI	1624	5	4	1	1	*	*
Elderly	915	5	4	1	1	*	*
Families with Disabilities	*	*	*	*	*	*	*
Caucasian (non - hispanic)	613	5	4	1	1	*	*
African-American	150	*	*	*	*	*	*
Hispanic	5081	5	4	1	1	*	*
Other	17	*	*	*	*	*	*

*No data available

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: 1995/1999
 - City of McAllen 1995/1999
 - Consolidated Plan and Strategy
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	260		240
Extremely low income <=30% AMI	**See below	**See below	
Very low income (>30% but <=50% AMI)	**See below	**See below	
Low income (>50% but <80% AMI)	**See below	**See below	
Families with children	177	68%	
Elderly families	30	11%	
Families with Disabilities	9	3%	
Hispanic	147	56%	
Caucasian	12	3%	
Race/ethnicity	N/A	N/A	
Race/ethnicity	N/A	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2BR	N/A	N/A	N/A
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List			
5+BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

***Income information has previously not been verified at the intake process for placement on waiting list. Once a family fulfills their tenure on the waiting list and has moved up for consideration of program participation, income information is acquired and verified. Intake process will be modified to include this information at the beginning of program consideration process.*

Housing Needs of Families on the eWaiting 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	159		60
Extremely low income <= 30% AMI	**See below	**See below	
Very low income (> 30% but <= 50% AMI)	**See below	**See below	
Low income (> 50% but < 80% AMI)	**See below	**See below	
Families with children	101	64%	
Elderly families	12	7%	
Families with Disabilities	0	0%	
Hispanic	157	100%	
Caucasian	3	2%	
Race/ethnicity	N/A	N/A	
Race/ethnicity	N/A	N/A	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	55	35%	
2BR	56	35%	
3BR	40	25%	
4BR	5	3%	
5BR	N/A	N/A	N/A
5+BR	N/A	N/A	N/A
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 on the waiting list, even if generally closed?			<input type="checkbox"/> No <input type="checkbox"/> Yes

***Income information has previously not been verified at the intake process for placement on waiting list. Once a family fulfills their tenure on the waiting list and has moved up for consideration of program participation, income information is acquired and verified. Intake process will be modified to include this information at the beginning of program consideration process.*

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

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)
 - *Compliance with Public Housing requirements.*

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

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - *Compliance with Public Housing requirements.*

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

- Will market awareness of PHA resources within the policies and procedures outlined in the Housing Occupancy Manual and Section 8 Administrative Plan.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	321,845.00	
b) Public Housing Capital Fund	380,611.00	
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,122,958.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-sufficiency Grants		
h) Community Development Block Grant	10,000.00	Public Housing Support Services
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 CFP	172,573.00	Public housing capital improvements
2001 CFP	380,611.00	Public housing capital improvements
2001 PHDEP	48,893.00	Public housing safety & security
Sub-total	4,388,598.00	
3. Public Housing Dwelling Rental Income	267,599.00	Public housing operations
4. Other income (list below)		
Interest on General Funds Investments:	9,100.00	Public housing operations
Other income: Legal fees, maintenance	3,000.00	Public housing operations
Charges to tenants, late fees, NSF check		
Charges, etc.		
Weed and Seed (space rental) 4,800.00		Public housing operations
Head Start (space rental) 4,800.00		Public housing operations
Retama Hall Rentals 2,600.00		Public housing operations
Sub-total	12,200.00	
Sub-total	291,899.00	
Total resources	4,680,497.00	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. Wh endoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
 Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
 Other:(describe)

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

- CriminalorDrug -relatedactivity (**seeOther**)
 Rentalhistory
 Housekeeping
 Other(describe)
 - *McAllenHousingAuthorityusestheTenantTrackersoftwaressystemto assistinidentificationofapplicant'shistoryevaluationpriortoprogram participation.*
 - *TenantTrackeralsoprovidescriminalanddrugrelatedreferences.*

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizetitspublichousingwaitinglist (selectallthatapply)

- Community-widelist
 Sub-jurisdictionallists
 Site-basedwaitinglists
 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**
The PHA does not operate site-based waiting lists

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
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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 veteran s' 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)
 - *Involuntarily displaced due to domestic violence*
 - *Involuntarily displaced due to natural disaster*
 - *Elderly, handicapped or disabled*

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

4. 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)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1 *Elderly, handicapped or disabled*
 - 2 *Involuntarily displaced due to natural disaster*
 - 3 *Involuntarily displaced due to domestic violence*

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)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing (see attachment TX028j01)

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) N/A

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHA that do not administer section 8a -rent 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 (**see Other**)
 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)
 - *McAllen Housing Authority uses the Tenant Trackers software system to assist in identification of applicant's history evaluation prior to program participation.*
 - *Tenant Tracker also provides criminal and drug related references.*

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

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

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

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

- Criminal or drug -related activity
 Other (describe below)

(2)WaitingListOrganization

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)SearchTime

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

If yes, state circumstances below:

- As per the McAllen Housing Authority Section 8 Administrative Plan, in order to have the Voucher extended for a period not to exceed an additional thirty (30) days, the family must request the extension in writing. All requests for extensions should be received prior to the expiration date of the Voucher.

(4)AdmissionsPreferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program 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 *n/a*

- 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)
 - ***Involuntarily displaced due to domestic violence***
 - ***Involuntarily displaced due to natural disaster***
 - ***Elderly, handicapped or disabled***

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

4 Date and Time

Former Federal preferences *n/a*

- 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)

- 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

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincome requirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)
 - 1 *Elderly,handicappedordisabled*
 - 2 *Involuntarilydisplacedduetonaturaldisaster*
 - 3 *Involuntarilydisplacedduetodomesticviolence*

4.Amongapplicantsonthewaitinglistwithequalpreferencestatus,howare applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstwholiveand/orworkinthe jurisdiction”(selectone) *N/A*

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencetoincometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverning eligibility,selection,andadmissionstoanyspecial-purposesection8program administeredbythePHAcontained?(selectallthatapply)

- TheSection8AdministrativePlan
- Briefingsessionsandwrittenmaterials
- Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanyspecial-purposesection8 programstothe public?

- Throughpublishednotices
- Other(listbelow)

4.PHARentDetermination Policies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below : *N/A*

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

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

- For household heads
- For other family members
- For transportation expenses
- For 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) *N/A*

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent - 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

- 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)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. *TX128o01*
- 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	<i>199</i>	<i>60</i>
Section 8 Vouchers	<i>974</i>	<i>240</i>
Section 8 Certificates	<i>0</i>	<i>0</i>
Section 8 Mod Rehab	<i>0</i>	<i>0</i>
Special Purpose Section 8 Certificates/Vouchers (list individually)	<i>Enhanced Vouchers 31</i>	<i>Just started 4-1-02</i>
Public Housing Drug Elimination Program (PHDEP)	<i>N/A</i>	<i>N/A</i>
Other Federal Programs (list individually)	<i>N/A</i>	<i>N/A</i>

C.ManagementandMaintenancePolicies

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

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

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

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24CFR Part 903.79(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 24CFR Part 966, Subpart B, for residents of public housing?

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

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

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

B. Section 8 Tenant -Based Assistance

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

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

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **TX028b01**

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **TX028c01**

-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)

see attachment: TX028i01 -1999 Performance and Evaluation Report

see attachment: TX028m01 -2000 Performance and Evaluation Report

see attachment: TX028no1 -2001 Performance and Evaluation Report

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

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

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

1. Development name: *N/A*

2. Development (project) number:

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

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

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
- If yes, list developments or activities below:
- *Board of Commissioners is reviewing the possibility of submitting an application for funding consideration under the State of Texas Low Income Tax Credit Program.*

- 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:
- *Board of Commissioners is exploring the possibility of an acquisition of existing multifamily developments to increase the housing inventory.*

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CF RPart903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

<input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:)
<input type="checkbox"/> Units addressed in a pending or approved HOPEVI revitalization plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

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

Required Initial Conversion Assessment – TX028k01

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements: *Non -Financial*

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

If yes, what was the date that agreement was signed? **19/04/01**

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto 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 program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S.

Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and 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.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

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

A. Need for measures to ensure the safety of public housing residents - n/a

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police – *n/a*

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 evictions 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)

D. Additional information as required by PHDEP/PHDEP Plan *Not required*

PHA eligible for FY2001 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 FY2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.:

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

see attachment TX028f01 –Pet Policy –Family
see attachment TX028g01 –Pet Policy –elderly/disabled

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

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

17. PHA Asset Management

[24CFRPart903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

N/A

Attached as Attachment (Filename)

Provided below:

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

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

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

Other: (list below)

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

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

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

3. Description of Resident Election Process N/A

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

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 McAllen*

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)
 - *apply for additional vouchers*
 - *leverage private or other public funds to create additional housing opportunities*
 - *acquire or build units or developments*
 - *increase customer service*
 - *renovate or modernize public housing units*
 - *conduct outreach effort to potential voucher landlords*
 - *increase voucher payment standards, as appropriate*
 - *implement public housing security improvements*
 - *increase number and percentage of employed persons in assisted families*
 - *provide or attract support services to improve assistances recipients' employability*
 - *provide or attract support services to increase independence for the elderly or families with disabilities*
 - *create home buying opportunity program*
 - *increase motivation of residents to become self-sufficient*
- Other: (list below)

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

The City of McAllen Consolidated Plan addresses the following housing priorities for affordable in the city:

- *increasing the supply of affordable housing*
- *reducing housing cost burdens for low -income households*
- *improving the living environment of lower income residents*
- *assisting public housing residents to become more self -sufficient*
- *increasing housing choices for low- income and minority residents*
- *addressing the unique needs of large families, the elderly, and persons with disabilities*

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement
See attachment TX028b01

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

**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

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

Development Number/Name HA-WideActivities	All FundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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

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

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

Required Attachment TX028i01: Membership of the Resident Advisory Board or Boards

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

Retama Village Council – 2002

President – Sylvia Marques

Vice-president – Andrea Soto

Secretary – Susana Juarez

Vine Terrace Council – 2002

President – Jose Cuevara

Vice-president – Nora Saldivar

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

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

PHAName: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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<input checked="" type="checkbox"/> Original Annual Statement	<input checked="" type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	18,519.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	9,092.00			
10	1460 Dwelling Structures	308,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sum of lines 2-20)	380,611.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security-Soft Costs	0.00			
25	Amount of Line 21 Related to Security-Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-001/Retama Village	Replacement of 400 Existing window panels at @\$303/panel.	1460	400	120,000.00				
TX028-001/Retama Village	Replacement of existing cabinets in 29 units at \$1,000/unit.	1460	29	29,000.00				
TX028-001/Retama Village	Installation of 3,300 linear feet of new waterline @3.00/linear foot	1465	3300	10,000.00				
TX028-001/Retama Village	Replacement of 105,520 Sq Ft of floor tile in 110 units @ \$1,000 per unit	1460	110	110,000.00				
TX028-003/Vine Terrace	Replacement of 49,000 Sq Ft of floor tile in 49 units @ \$1,000/unit	1460	49	49,000.00				
HA-Wide Activities	Purchase of Administration vehicle	1475	n/a	20,000.00				
HA-Wide Activities	Asbestos/Lead Based testing	1408	n/a	5,000.00				
HA-Wide Activities	Landscape improvements	1450	n/a	9,092.00				
	Sub-total			352,092.00				
	Operations	1406		18,519.00				
	Fees & Costs/A&E Agency planning; policy updates	1430		10,000.00				
	Total			380,611.00				

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			Activitiesfor FFYGrant PHAFY:2	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Categories
See	RetamaVillage/TX028-001	Purchase&installationof30Stoves@ \$500/stove.	15,000.00	VineTerrace TX028-003	Installationofatticinsula \$300/unit.
	RetamaVillage/TX028-001	Constructionof7,920Linearfeetof4' sidewalkforpedestrianwalkways.	50,000.00	VineTerrace TX028-003	Replacmentof49Exhau \$100/unit.
Annual					
	RetamaVillage/TX028-001	Replacementof5,800Linearfeetofexisting sewerline@\$10.00/linearfoot.	60,000.00		
	RetamaVillage/TX028-001	Paintingimprovementssto150Unitsat \$65/unit.	10,000.00	HA-WideActivities	Purchaseandinstallatio playgroundequipment.
	RetamaVillage/TX028-001	Installationof600Linearfeetoffencingat \$10.00/linearfootwithentryappertances.	10,000.00	HA-WideActivities	CommunityCenterMod
Statement	RetamaVillage/TX028-001	Replacementofexistingcabinetsin21units @\$1,000/unit.	21,000.00	HA-WideActivities	Mainofficeimprovement
	RetamaVillage/TX028-001	Floorandlightingimprovementsstoexistng outdoorcoveredpavilion.	10,000.00	HA-WideActivities	Asbestos/LeadBasedte
	RetamaVillage/TX028-001	Installationofatticinsulationin150Units @\$300/unit.	45,000.00	HA-WideActivities	Landscapeimprovement
					ManagementImprove
					Administration
					Operations
					HA-Wide
		TX028-001Sub-Total	221,000.00		
					TOTALCFPEST

**CapitalFundsProgramFiveYearActionPlan
PartII:SupportingPages--WorkActivities**

Activities for Year1	ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004			Activitiesfor FFYGrant PHAFY:2004	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Categories
	HA-WideActivities	Purchaseofadministrationvehicle.	20,000.00	VineTerrace	Installationof25aircond
				TX028-003	@\$2,000/unit.
	HA-WideActivities	Purchaseandinstallationofnew playgroundequipment.	5,000.00	VineTerrace	Replacementofexisting
				TX028-003	in49Units@\$715/unit.
	HA-WideActivities	CommunityCenterModernization	40,000.00	VineTerrace	Replacementofexisting
	HA-WideActivities	Maintenancebuildingimprovements.	100,000.00	TX028-003	in30Units@\$500/unit.
	HA-WideActivities	Mainofficeimprovements.	50,000.00		
	HA-WideActivities	Officegroundsfcencing.	10,000.00		
	HA-WideActivities	Asbestos/LeadBasedtesting.	5,000.00		
	HA-WideActivities	Landscapingimprovements.	9,092.00		
	HA-WideActivities	Purchaseofmaintenancetoolsand equipment.	5,000.00		
	HA-WideActivities	ManagementImprovements	6,000.00		
	HA-WideActivities	Administration	10,216.00		
	HA-WideActivities	Operations	20,303.00		
		HA-WideActivitiesSub-Total	280,611.00		
					TOTALCFPEST

for Year1	FFYGrant:2005 PHAFY:2005			FFYGrant PHAFY:2005	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Cate
See	RetamaVillage/TX028-001	Resurfacingof103Parkingspacesand constructionof85newparkingspaces.	61,000.00	HA-WideActivities	Purchaseofmaintenanc equipment.
	RetamaVillage/TX028-001	Replacementofexistingbreakerboxesin 150Units@\$125/unit.	25,000.00	HA-WideActivities	Purchaseofadministrat
Annual				HA-WideActivities	CommunityCenterMod
	RetamaVillage/TX028-001	Replacementofexistingbathroomfixtures in150Units@\$100/unit.	11,000.00	HA-WideActivities	Maintenancebuildingir
		TX028-001Sub-Total	97,000.00	HA-WideActivities	Mainofficeimprovement
Statement				HA-WideActivities	Asbestos/LeadBasedte
				HA-WideActivities	Landscapeimprovement
	VineTerrace/TX028-003	Replacementofexistingbathroomfixtures in49Units@\$80/unit.	8,000.00	HA-WideActivities	Purchaseandinstallatio playgroundequipment.
	VineTerrace/TX028-003	Installationof24airconditioningunits @\$2,000/unit.	50,000.00	HA-WideActivities	ManagementImprovem Administration Operations
		TX028-003Sub-Total	58,000.00		HA-Wic
					TOTALCFPEST

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2006 PHAFY: 2006			Activities for FFY Grant PHAFY: 2006	
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Categories
See	Retama Village/TX028-001	Relocation of washing machine drains on 74 units @ \$600/unit.	45,000.00	HA-Wide Activities	Management/Improvement Administration Operations
	Retama Village/TX028-001	Purchase of 208 ceiling fans @ \$155 per fan.	26,000.00		HA-Wide
Annual	Retama Village/TX028-001	Purchase and installation of 300 exterior doors in 150 units @ \$300/door.	90,000.00		
	Retama Village/TX028-001	Purchase and installation of closet doors, bathroom doors & hardware in 150 units	94,606.00		
Statement	Retama Village/TX028-001	Installation of floor tile in 40 units.	40,000.00		
	Retama Village/TX028-001	Purchase of 50 water heaters @ \$200.	10,000.00		
	Retama Village/TX028-001	Purchase of 20 refrigerators @ \$500.	10,000.00		
	Retama Village/TX028-001	Purchase of 50 wall heater controls @ \$80.	4,000.00		
		TX028-001 Sub-Total	319,606.00		
	Vine Terrace/TX028-003	Purchase of 10 refrigerators @ \$500.	5,000.00		
		TX028-003 Sub-Total	5,000.00		
					TOTAL CFPEST

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcovered inothersectionsofthisUpdate.

AnnualPlan:

Component3:PHAPoliciesGoverningEligibility,SelectionandAdmission

A. PublicHousing

(4) AdmissionsPreferences

c.2.PreferencesPHAplanstoemploy

RemovedFederalPreferences

Addedfollowingaspreferences:

- DateandTime*
- Involuntarilydisplaceddueto domesticviolence*
- Elderly,handicappedordisabled*
- Involuntarilydisplacedduetodomesticviolence*

c.3Priorityofpreferenced

- 1 Elderly,handicapped,disabled*
- 2 Involuntarilydisplacedduetonaturaldisaster*
- 3 Involuntarilydisplacedduetodomesticviolence*
- 4 DateandTime*

B. Section8

(4) AdmissionsPreferences

c.2.PreferencesPHAplanstoemploy

RemovedFederalPreferences

Addedfollowingaspreferences:

- DateandTime*
- Involuntarilydisplacedduetodomesticviolence*
- Elderly,handicappedordisabled*
- Involuntarilydisplacedduetodomesticviolence*

c.3Priorityofpreferenced

- 1 Elderly,handicapped,disabled*
- 2 Involuntarilydisplacedduetonaturaldisaster*
- 3 Involuntarilydisplacedduetodomesticviolence*
- 4 DateandTime.*

Component4:PHARentDeterminationPolicies

B.Section8Tenant -BasesAssistance

(1) PaymentStandards

Changedto100%ofFMR

Component 12: Community Service Programs

D. *Community Service Policy – removed/nolonger HUD requirement*

Component 16: Fiscal Audit

Question #2 – Pending submission, audit due on March 30, 2001 to Director of Public Housing, San Antonio HUD Field Office.

Housing Authority of the City of McAllen

Required Attachment TX028h01: Resident Member on the PHA Governing Board

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

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

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **2 years / Expires 06/30/2003**

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

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

B. Date of next term expiration of a governing board member: **6/30/2003**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Leo Montalvo – Mayor of City of McAllen**

Attachment: TX028a01

**DECONCENTRATION AND INCOME TARGETING POLICY
FOR THE
McALLEN HOUSING AUTHORITY**

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

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

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

A. Economic Deconcentration:

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

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

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

Implementation may include one or more of the following options:

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

B. Income Targeting

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

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

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

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

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general counsel and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

Housing Authority of the City of McAllen

Attachment: TX028j01

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

CAPITAL FUND PROGRAM TABLES START HERE

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

PHAName: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02890999 (CIAP) Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/2001 Annual Performance and Evaluation Report for Program Year Ending 2001

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	24,640.00	39,430.00	39,430.00	39,430.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,160.00	1,488.90	1,488.90	1,488.90
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,500.00	5,994.00	5,994.00	5,994.00
10	1460 Dwelling Structures	246,500.00	267,421.71	267,421.71	267,421.71
11	1465.1 Dwelling Equipment-Nonexpendable	27,500.00	25,859.30	25,859.30	25,859.30
12	1470 Nondwelling Structures	40,500.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	19,500.00	54,106.09	54,106.09	54,106.09
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2-20)	394,300.00	394,300.00	394,300.00	394,300.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security-Soft Costs	43,500.00	43,500.00	0.00	0.00
25	Amount of Line 21 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

Part II: Supporting Pages

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02890999(CIAP) Replacement Housing Factor Grant No:						Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX028-003/Vine Terrace	Purchase & installation of playground equipment.	1450	n/a	5,000.00	5,994.00	5,994.00	5,994.00	Project complete.	
TX028-003/Vine Terrace	Replacement & repair of existing fencing	1450	n/a	5,500.00	0.00	0.00	0.00	Project not done.	
TX028-003/Vine Terrace	Replace existing kitchen & bathroom cabinets.	1460	49	87,500.00	99,801.12	99,801.12	99,801.12	Project complete.	
TX028-003/Vine Terrace	Replace kitchen sinks & fixtures.	1460	49	5,000.00	6,538.09	6,538.09	6,538.09	Project complete.	
TX028-003/Vine Terrace	Add rear porch extensions & replace front supports.	1460	49	65,500.00	50,470.82	50,470.82	50,470.82	Project complete.	
TX028-003/Vine Terrace	Install new security locks in 49 units.	1460	49	4,500.00	0.00	0.00	0.00	Project not done.	
TX028-003/Vine Terrace	Replace exterior doors in 49 units.	1460	49	32,000.00	28,194.56	28,194.56	28,194.56	Project complete.	
TX028-003/Vine Terrace	Replace existing bi-fold closet doors in 49 units	1460	49	7,500.00	46,425.28	46,425.28	46,425.28	Project complete.	
TX028-003/Vine Terrace	Installation of ceiling fans in 49 units.	1460	49	25,000.00	22,480.00	22,480.00	22,480.00	Project complete.	
TX028-003/Vine Terrace	Replace lavatory faucets in 49 units.	1460	49	2,500.00	4,141.65	4,141.65	4,141.65	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 40 refrigerators.	1465	40	16,000.00	16,545.00	16,545.00	16,545.00	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 31 water heaters.	1465	31	4,650.00	3,491.33	3,491.33	3,491.33	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 10 kitchen ranges.	1465	10	4,000.00	3,683.00	3,683.00	3,683.00	Project complete.	
Subtotal				264,650.00	287,764.85	287,764.85	287,764.85		

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02890999(CIAP) Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-003/Vine Terrace	Construction of 900 square ft laundry room.	1470	n/a	40,500.00	0.00	0.00	0.00	Project not done.
TX028-001/Retama Village	Install security lock features in 150 units.	1460	150	7,000.00	7,086.93	7,086.93	7,086.93	Purchase complete.
TX028-001/Retama Village	Purchase & install new light fixtures in 150 units.	1460	150	10,000.00	2,283.26	2,283.26	2,283.26	Purchase complete.
TX028-001/Retama Village	Purchase & install 19 water heaters.	1465	19	2,850.00	2,139.97	2,139.97	2,139.97	Purchase complete.
HA-Wide Activities	Purchase of four lawn mowers.	1475	4	1,500.00	5,278.09	5,278.09	5,278.09	Purchase complete.
HA-Wide Activities	Purchase of maintenance & staff vehicles.	1475	3	18,000.00	43,836.00	43,836.00	43,836.00	Purchase complete.
HA-Wide Activities	Purchase of Two-Way Radios	1475	2	0.00	4,992.00	4,992.00	4,992.00	Purchase complete.
	Operations	1406	n/a	24,640.00	39,430.00	39,430.00	39,430.00	Purchase complete.
	Fees & Costs	1430	n/a	25,160.00	1,488.90	1,488.90	1,488.90	Purchase complete.
	Subtotal			129,650.00	106,535.15	106,535.15	106,535.15	
	TOTAL			394,300.00	394,300.00	394,300.00	394,300.00	

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport

CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: HousingAuthorityoftheCityofMcAllen	GrantTypeandNumber: CapitalFundProgramNo: TX59P02850100 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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<input type="checkbox"/> OriginalAnnualStatement	<input checked="" type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber_____
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding12/31/2001	<input checked="" type="checkbox"/> FinalPerformanceandEvaluationReportforProgramYearEnding_____	

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CapitalFunds				
2	1406Operations	37,452.00	36,275.00	36,275.00	36,275.00
3	1408ManagementImprovements	0.00			
4	1410Administration	0.00			
5	1411Audit	0.00			
6	1415LiquidatedDamages	0.00			
7	1430FeesandCosts	26,216.00	25,393.00		
8	1440SiteAcquisition	0.00			
9	1450SiteImprovement	10,000.00	6,088.00		
10	1460DwellingStructures	215,551.00	221,463.00		
11	1465.1DwellingEquipment-Nonexpendable	65,300.00	65,300.00	10,081.00	10,081.00
12	1470NondwellingStructures	0.00			
13	1475NondwellingEquipment	20,000.00	20,000.00		
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant(sumsoflines2-20)	374,519.00	374,519.00	46,356.00	46,356.00
22	Amountofline21RelatedtoLBPActivities	0.00			
23	AmountofLine21RelatedtoSection504Compliance	0.00			
24	AmountofLine21RelatedtoSecurity-SoftCosts	0.00			
25	AmountofLine21RelatedtoSecurity-HardCosts	0.00			
26	AmountofLine21RelatedtoEnergyConservationMeasures	0.00			

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-001/Retama Village	Purchase and installation of new refrigerators.	1465	80	32,000.00	32,000.00			Pending award of bid.
TX028-001/Retama Village	Purchase and installation of new stoves.	1465	50	15,000.00	15,000.00			Pending award of bid.
TX028-001/Retama Village	Purchase and installation of new bathtubs.	1460	150	155,851.00	161,763.00	155,590.00	0.00	Under Contract as of 12/2001.
TX028-001/Retama Village	Replace & install bathroom wall tiles in units.	1460	150	45,000.00	45,000.00			Under Contract as of 12/2001.
TX028-003/Vine Terrace	Purchase and installation of new refrigerators.	1465	9	3,600.00	3,600.00			Pending award of bid.
TX028-003/Vine Terrace	Purchase and installation of new stoves.	1465	49	14,700.00	14,700.00	10,081.00	10,081.00	Pending award of bid.
TX028-003/Vine Terrace	Purchase & install bathroom wall tiles in units.	1460	49	14,700.00	14,700.00			Under Contract as of 12/2001.
HA-Wide Activities	Purchase of maintenance vehicle	1475	1	20,000.00	20,000.00			Under reconsideration.
HA-Wide Activities	Purchase & installation of playground equipment.	1450	n/a	10,000.00	6,088.00			Pending purchase of equipment.
	Operations	1406		37,452.00	36,275.00	36,275.00	36,275.00	
	Fees & Costs	1430		26,216.00	25,393.00			
				374,519.00	374,519.00	201,946.00	46,356.00	

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport

CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: HousingAuthorityoftheCityofMcAllen	GrantTypeandNumber: CapitalFundProgramNo: TX59P02850101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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<input checked="" type="checkbox"/> OriginalAnnualStatement	<input type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber_____
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding12/31/2001	<input type="checkbox"/> FinalPerformanceandEvaluationReportforProgramYearEnding_____	

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CapitalFunds				
2	1406Operations	36,611.00	0.00	0.00	0.00
3	1408ManagementImprovements	0.00			
4	1410Administration	0.00			
5	1411Audit	0.00			
6	1415LiquidatedDamages	0.00			
7	1430FeesandCosts	19,000.00	0.00	0.00	0.00
8	1440SiteAcquisition	0.00			
9	1450SiteImprovement	0.00			
10	1460DwellingStructures	280,000.00	0.00	0.00	0.00
11	1465.1DwellingEquipment-Nonexpendable	39,000.00	0.00	0.00	0.00
12	1470NondwellingStructures	0.00			
13	1475NondwellingEquipment	6,000.00	0.00	0.00	0.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant(sumsofines2-20)	380,611.00	0.00	0.00	0.00
22	Amountofline21RelatedtoLBPActivities	0.00			
23	AmountofLine21RelatedtoSection504Compliance	0.00			
24	AmountofLine21RelatedtoSecurity-SoftCosts	0.00			
25	AmountofLine21RelatedtoSecurity-HardCosts	0.00			
26	AmountofLine21RelatedtoEnergyConservationMeasures	0.00			

CAPITAL FUND PROGRAM TABLES START HERE

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

	TX59P02850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
Original Annual Statement	Reserved for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement/Revision Number _____
Performance and Evaluation Report for Program Year Ending _____	Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	18,519.00			
3	1408 Management Improvements	5,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	9,092.00			
10	1460 Dwelling Structures	308,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving & Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sum of lines 2-20)	380,611.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security-Soft Costs	0.00			
25	Amount of Line 21 Related to Security-Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

DECONCENTRATION AND INCOME TARGETING POLICY FOR THE McALLEN HOUSING AUTHORITY

Attachment: TX0288a01

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-001/Retama Village	Replacement of 400 Existing window panels at @\$303/panel.	1460	400	120,000.00				
TX028-001/Retama Village	Replacement of existing cabinets in 29 units at \$1,000/unit.	1460	29	29,000.00				
TX028-001/Retama Village	Installation of 3,300 linear feet of new waterline @3.00/linear foot	1465	3300	10,000.00				
TX028-001/Retama Village	Replacement of 105,520 Sq Ft of floor tile in 110 units @ \$1,000 per unit	1460	110	110,000.00				
TX028-003/Vine Terrace	Replacement of 49,000 Sq Ft of floor tile in 49 units @ \$1,000/unit	1460	49	49,000.00				
HA-Wide Activities	Purchase of Administration vehicle	1475	n/a	20,000.00				
HA-Wide Activities	Asbestos/Lead Based testing	1408	n/a	5,000.00				
HA-Wide Activities	Landscape improvements	1450	n/a	9,092.00				
	Sub-total			352,092.00				
	Operations	1406		18,519.00				
	Fees & Costs/A&E Agency planning; policy updates	1430		10,000.00				
	Total			380,611.00				

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			Activitiesfor FFYGrant PHAFY:2	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Categories
See	RetamaVillage/TX028-001	Purchase&installationof30Stoves@	15,000.00	VineTerrace	Installationofatticinsula
		\$500/stove.		TX028-003	\$300/unit.
	RetamaVillage/TX028-001	Constructionof7,920Linearfeetof4'	50,000.00	VineTerrace	Replacmentof49Exhau
		sidewalkforpedestrianwalkways.		TX028-003	\$100/unit.
Annual					
	RetamaVillage/TX028-001	Replacementof5,800Linearfeetofexisting	60,000.00		
		sewerline@\$10.00/linearfoot.			
	RetamaVillage/TX028-001	Paintingimprovementssto150Unitsat	10,000.00	HA-WideActivities	Purchaseandinstallatio
		\$65/unit.			playgroundequipment.
	RetamaVillage/TX028-001	Installationof600Linearfeetoffencingat	10,000.00	HA-WideActivities	CommunityCenterMod
		\$10.00/linearfootwithentryappertances.			
Statement	RetamaVillage/TX028-001	Replacementofexistingcabinetsin21units	21,000.00	HA-WideActivities	Mainofficeimprovement
		@\$1,000/unit.			
	RetamaVillage/TX028-001	Floorandlightingimprovementsstoexistng	10,000.00	HA-WideActivities	Asbestos/LeadBasedte
		outdoorcoveredpavilion.			
	RetamaVillage/TX028-001	Installationofatticinsulationin150Units	45,000.00	HA-WideActivities	Landscapeimprovement
		@\$300/unit.			
					ManagementImprove
					Administration
					Operations
					HA-Wide
		TX028-001Sub-Total	221,000.00		
					TOTALCFPEST

**CapitalFundsProgramFiveYearActionPlan
PartII:SupportingPages--WorkActivities**

Activities for Year1	ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004			Activitiesfor FFYGrant PHAFY:2004	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Categories
	HA-WideActivities	Purchaseofadministrationvehicle.	20,000.00	VineTerrace	Installationof25aircond
				TX028-003	@\$2,000/unit.
	HA-WideActivities	Purchaseandinstallationofnew playgroundequipment.	5,000.00	VineTerrace	Replacementofexisting
				TX028-003	in49Units@\$715/unit.
	HA-WideActivities	CommunityCenterModernization	40,000.00	VineTerrace	Replacementofexisting
	HA-WideActivities	Maintenancebuildingimprovements.	100,000.00	TX028-003	in30Units@\$500/unit.
	HA-WideActivities	Mainofficeimprovements.	50,000.00		
	HA-WideActivities	Officegroundsfcencing.	10,000.00		
	HA-WideActivities	Asbestos/LeadBasedtesting.	5,000.00		
	HA-WideActivities	Landscapingimprovements.	9,092.00		
	HA-WideActivities	Purchaseofmaintenancetoolsand equipment.	5,000.00		
	HA-WideActivities	ManagementImprovements	6,000.00		
	HA-WideActivities	Administration	10,216.00		
	HA-WideActivities	Operations	20,303.00		
		HA-WideActivitiesSub-Total	280,611.00		
					TOTALCFPEST

for Year1	FFYGrant:2005 PHAFY:2005			FFYGrant PHAFY:2005	
2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	Major Cate
See	RetamaVillage/TX028-001	Resurfacingof103Parkingspacesand constructionof85newparkingspaces.	61,000.00	HA-WideActivities	Purchaseofmaintenanc equipment.
	RetamaVillage/TX028-001	Replacementofexistingbreakerboxesin 150Units@\$125/unit.	25,000.00	HA-WideActivities	Purchaseofadministrat
Annual				HA-WideActivities	CommunityCenterMod
	RetamaVillage/TX028-001	Replacementofexistingbathroomfixtures in150Units@\$100/unit.	11,000.00	HA-WideActivities	Maintenancebuildingir
		TX028-001Sub-Total	97,000.00	HA-WideActivities	Mainofficeimproven
Statement				HA-WideActivities	Asbestos/LeadBasedte
				HA-WideActivities	Landscapeimprovement
	VineTerrace/TX028-003	Replacementofexistingbathroomfixtures in49Units@\$80/unit.	8,000.00	HA-WideActivities	Purchaseandinstallatio playgroundequipment.
	VineTerrace/TX028-003	Installationof24airconditioningunits @\$2,000/unit.	50,000.00	HA-WideActivities	ManagementImprovem Administration Operations
		TX028-003Sub-Total	58,000.00		HA-Wic
					TOTALCFPEST

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2006 PHAFY: 2006			Activities for FFY Grant PHAFY: 2006	
2002	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Categories
See	Retama Village/TX028-001	Relocation of washing machine drains on 74 units @ \$600/unit.	45,000.00	HA-Wide Activities	Management/Improvement Administration Operations
	Retama Village/TX028-001	Purchase of 208 ceiling fans @ \$155 per fan.	26,000.00		HA-Wide
Annual	Retama Village/TX028-001	Purchase and installation of 300 exterior doors in 150 units @ \$300/door.	90,000.00		
	Retama Village/TX028-001	Purchase and installation of closet doors, bathroom doors & hardware in 150 units	94,606.00		
Statement	Retama Village/TX028-001	Installation of floor tile in 40 units.	40,000.00		
	Retama Village/TX028-001	Purchase of 50 water heaters @ \$200.	10,000.00		
	Retama Village/TX028-001	Purchase of 20 refrigerators @ \$500.	10,000.00		
	Retama Village/TX028-001	Purchase of 50 wall heater controls @ \$80.	4,000.00		
		TX028-001 Sub-Total	319,606.00		
	Vine Terrace/TX028-003	Purchase of 10 refrigerators @ \$500.	5,000.00		
		TX028-003 Sub-Total	5,000.00		
					TOTAL CFPEST

Attachment:TX028e01

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcovered inothersectionsofthisUpdate.

AnnualPlan:

Component3:PHAPoliciesGoverningEligibility,SelectionandAdmission

A. PublicHousing

(4) AdmissionsPreferences

c.2.PreferencesPHAplanstoemploy

RemovedFederalPreferences

Addedfollowingaspreferences:

- DateandTime*
- Involuntarilydisplaceddueto domesticviolence*
- Elderly,handicappedordisabled*
- Involuntarilydisplacedduetodomesticviolence*

c.3Priorityofpreferenced

- 1 Elderly,handicapped,disabled*
- 2 Involuntarilydisplacedduetonaturaldisaster*
- 3 Involuntarilydisplacedduetodomesticviolence*
- 4 DateandTime*

B. Section8

(4) AdmissionsPreferences

c.2.PreferencesPHAplanstoemploy

RemovedFederalPreferences

Addedfollowingaspreferences:

- DateandTime*
- Involuntarilydisplacedduetodomesticviolence*
- Elderly,handicappedordisabled*
- Involuntarilydisplacedduetodomesticviolence*

c.3Priorityofpreferenced

- 1 Elderly,handicapped,disabled*
- 2 Involuntarilydisplacedduetonaturaldisaster*
- 3 Involuntarilydisplacedduetodomesticviolence*
- 4 DateandTime.*

Component4:PHARentDeterminationPolicies

B.Section8Tenant -BasesAssistance

(1) PaymentStandards

Changedto100%ofFMR

Component 12: Community Service Programs

D. *Community Service Policy – removed/nolonger HUD requirement*

Component 16: Fiscal Audit

Question #2 – Pending submission, audit due on March 30, 2001 to Director of Public Housing, San Antonio HUD Field Office.

attachment:TX028f01

**PETOWNERSHIP POLICY
(FAMILY)
FOR THE
McALLEN HOUSING AUTHORITY**

PET OWNERSHIP POLICY

OVERVIEW

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added a new Section 31 ("Pet Ownership in Public Housing ") to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for residents of public housing other than Federally assisted rental housing for the elderly or persons with disabilities. In brief, this section states that: A resident of a dwelling unit in public housing may own one (1) or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA. A proposed rule to implement Section 31 was published in the June 23, 1999, Federal Register. On July 10, 2000, a final rule incorporating comments received, was published in the Federal Register. This policy reflects the final rule requirements.

The McAllen Housing Authority (herein referred to as PHA) will notify eligible new and current residents of their right to own pets subject to the PHA 's rules and will provide them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the PHA's developments, the PHA will develop appropriate pet ownership rules, include those rules in their Agency Plan and notify all such residents that:

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. a non-refundable nominal pet fee of \$200.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributable to a pet or pets in the unit (i.e., fumigation of a unit). A refundable pet deposit of \$50.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet 's presence (i.e., damage to the unit, yard, fumigation of a unit, etc.);
- C. animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. in accordance with State or local law are observed;
- D. residents may request a copy of the PHA 's pet ownership rules or proposed amendments to the rules at any time; and,
- E. if the dwelling lease of a resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below;

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

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

McALLENHOUSINGAUTHORITY

PetOwnershipRulesforFamilies

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles or lizards in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders or other insects, or any farm animals.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owners shall have only a small cat or dog. The animal's weight shall not exceed *twenty (20) pounds*. The animal's height shall not exceed *fifteen (15) inches*. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets (if required by state or local law) yearly with the City of McAllen or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owners shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owners shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished.
7. All cats shall be declawed. Proof of compliance shall be furnished to management.
8. The pet owners shall house the pet inside the pet owner's dwelling unit. The pet owners shall keep a cat or dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owners shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
9. No pet shall be permitted in any common area except as necessary to directly enter and exit the building. This restriction is not applicable to service animals.
10. No pet (other than birds or fish) shall be permitted to remain in an apartment overnight while the resident is away.
11. Management shall furnish to the household a pet sticker if the pet is a dog or cat which must be displayed on the front entrance door of the unit.

12. Residents shall provide the PHA a color photograph of the pet(s).
13. All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.
14. Any resident having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors. The resident is responsible for placing all waste in sealed plastic bags and disposing of such material in a trash container.
15. Resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea powder. The resident is responsible for the cost of flea/tick extermination.
16. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
17. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove such a pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
18. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
19. The owner of a cat shall feed the animal accordingly; provide a litter box inside the dwelling unit; clean the litter box accordingly; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
20. The owner of a dog shall feed the animal accordingly; take the animal for a walk accordingly; remove the animal's droppings accordingly; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
21. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
22. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.

23. Nopetownershallalterthedwellingunitorthesurroundingpremisescreatea space, hole, container or enclosure for any pet.
24. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, displays symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left unattended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
25. Each pet owner shall pay a non-refundable pet fee of \$200.00 and a refundable pet deposit of \$50.00 for other animals allowed (birds, gerbils, hamsters, guinea pigs or turtles). The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages directly attributable to the presence of the pet.
26. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
Should State or local law require that the pet deposit be placed in an interest bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.
27. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such actions shall constitute having a pet without permission of the PHA.
28. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
29. Pet Violation Procedures: Resident agrees to comply with the following:
 - a. Notice of Pet Rule Violation: If the PHA's Executive Director determines

on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:

- (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
- (2) State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation. The PHA may require action within a shorter time period when the violation constitutes a health or safety hazard to the residents.
- (3) State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
- (4) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.

b. **Pet Rule Violation Meeting:** If the pet owner makes a request, within three (3) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA's resident council will establish a mutually agreeable time and place for the meeting within five (5) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and the PHA's resident council shall discuss any alleged pet rule violation and attempt to correct it. The PHA's resident council, may as a result of the meeting, give the pet owner additional time to correct the violation.

c. **Notice for Pet Removal:** If the PHA's resident council determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA's Executive Director may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:

- (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.
- (2) State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal or within a shorter period if removal of the pet is necessary to preserve the health or safety of other residents (or the meeting, if notice is served at the meeting).

AGREEMENTFORCAREOFPET

InaccordancewiththePetOwnershipPolicyoftheMcAllenHousingAuthorityandthe
AddendumtotheResidentialDwellingLeaseAgreementdated _____
between:

McALLENHOUSINGAUTHORITY
2301JasmineAvenue
McAllen,Texas78501

AND,

_____(Resident'sName)

_____(Resident'sAddress)

Iherebyagreethatshould _____become
incapableofcaringfor _____a _____
(NameofPet) (TypeofPet)

foranyreasonwhatsoever,Iwillassumefullresponsibilityforremovalofthepetfrom
thepremisesandforthecareandwellbeingoftheanimal.

Further,thepetshallnotbepermittedtoreturntothepremisesuntilapprovalisgivenby
theMcAllenHousingAuthority.

AcopyoftheAddendumtotheResidentialDwellingLeaseAgreementisattached.

Signature

Swornandsubscribedbefore
methis _____dayof _____.

NotaryofPublic

MyCommissionExpires:

PETPOLICYADDENDUM

Ihavereadandunderstandtheabovepetownershiprulesandagreetoabidebythem.

Resident'sSignature

PHASTaffmember'sSignature

Date

Date

TypeofAnimalandBreed

NameofPet

DescriptionofPet(color,size,weight,sex,etc.)

Thealternatecustodianformypetis:

Custodian'sfirst,middleandlastname;postofficebox;streetaddress;zipcode;area
telephonecodeandtelephonenumber:

Resident'sSignature

Date

RefundableDamageDeposit

AmountPaid

Date

Non-refundableDamageDeposit

AmountPaid

Date

D:\2002\PHA Plan Files\PHA Plan-Update Consortium Members\McAllen,
TX\TX028f01.wpd

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general counsel and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

Attachment:TX028g01

**PETOWNERSHIP
(ELDERLY/DISABLEDRESIDENTS)
FORTHE
McALLENHOUSINGAUTHORITY**

PET OWNERSHIP POLICY

Housing Authority residents who reside in developments specifically designated for elderly and/or disabled are permitted to own and keep pets in their dwelling units. The McAllen Housing Authority (herein referred to as PHA) will notify eligible new and current residents of that right and provides them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

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

- A. elderly or disabled residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. animals that are used to assist the disabled are excluded from the size, weight, and type requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. in accordance with State or local law are observed;
- C. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- D. if the dwelling lease of an elderly or disabled resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below.

McALLENHOUSINGAUTHORITY

PetOwnershipRulesforElderly/DisabledResidents

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles or lizards in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders or other insects, or any farm animals.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owners shall have only a small cat or dog. The animal's weight shall not exceed *twenty (20) pounds*. The animal's height shall not exceed *fifteen (15) inches*. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets (if required by state or local law) yearly with the City of McAllen or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owners shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owners shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. If the animal is less than six (6) months old, resident must agree to have the appropriate procedures performed when the animal reaches the age of six (6) months. Exceptions to this requirement shall be granted only upon certification from a veterinarian that permanent harm may result from this procedure due to the pet's age or illness.
7. All cats shall be declawed. Proof of compliance shall be furnished to management.
8. The pet owners shall house the pet inside the pet owner's dwelling unit. The pet owners shall keep a cat or dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owners shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
9. No pet shall be permitted in any common area except as necessary to directly enter and exit the building. This restriction is not applicable to service animals.

10. No pet (other than birds or fish) shall be permitted to remain in an apartment overnight while the resident is away.
11. Management shall furnish to the household a pet sticker if the pet is a dog or cat which must be displayed on the front entrance door of the unit.
12. Residents shall provide the PHA a color photograph of the pet(s).
13. All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.
14. Any resident having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors. The resident is responsible for placing all waste in sealed plastic bags and disposing of such material in a trash container.
15. Resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea powder. The resident is responsible for the cost of flea/tick extermination.
16. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
17. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
18. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
19. The owner of a cat shall feed the animal accordingly; provide a litter box inside the dwelling unit; clean the litter box accordingly; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
20. The owner of a dog shall feed the animal accordingly; take the animal for a walk accordingly; remove the animal's droppings accordingly; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

21. The pet owners shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
22. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.
23. No pet owners shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
24. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, displays symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left unattended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
25. Each pet owners shall pay a refundable pet deposit of \$200.00. The PHA may waive the requirement for a security deposit for a service animal as a reasonable accommodation. There is no pet deposit for fish, birds, gerbils, hamsters, guinea pigs or turtles. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including but not limited to: the cost of repairs and replacements to or from damages, and the fumigation of the pet owner's dwelling unit.
26. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
Should State or local law require that the pet deposit be placed in an interest bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.
27. All residents, including the elderly and disabled, are prohibited from feeding, housing or caring for stray animals or birds. Such actions shall constitute having a pet without permission of the PHA.
28. Each pet owners shall identify an alternate custodian for his or her pet. If the pet

owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodians shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.

29. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
30. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.
31. If the pet's health is threatened because of resident's inability to care for the pet due to illness, absence from the unit, or because of mistreatment of the pet, the PHA will notify the responsible person listed in the Pet Policy Addendum. If the individual is either unwilling or unable to care for the pet, or if the PHA is unable to contact the responsible party, the PHA will place the pet in a shelter for a maximum of thirty (30) days. If no responsible party is found, state or local authorities will be contacted.
32. The resident shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the death of the pet.
33. The resident agrees to assume all personal financial responsibility for damage to any personal or PHA property caused by the pet and assumes personal responsibility for personal injury to any party caused by the pet.
34. Pet Violation Procedures: Resident agrees to comply with the following:
 - a. Notice of Pet Rule Violation: If the PHA's Executive Director determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:
 1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
 2. State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation. The PHA may require action within a shorter time period when the violation constitutes a health or safety hazard to the residents.
 3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
 4. State that the pet owner's failure to correct the violation, to request

a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.

- b. **Pet Rule Violation Meeting:** If the pet owner makes a request, within three (3) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA's resident council will establish a mutually agreeable time and place for the meeting within five (5) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and the PHA's resident council shall discuss any alleged pet rule violation and attempt to correct it. The PHA's resident council, may as a result of the meeting, give the pet owner additional time to correct the violation.
- c. **Notice for Pet Removal:** If the PHA's resident council determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA's Executive Director may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:
 - 1. Contain a brief statement of the factual basis for the determination and the pet rule or rule that has been violated.
 - 2. State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal of the pet is necessary to preserve the health or safety of other residents (or the meeting, if notice is served at the meeting).
 - 3. State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.
- d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhuman manner. In such cases paragraph 24 shall apply.

AGREEMENTFORCAREOFPET

InaccordancewiththePetOwnershipPolicyoftheMcAllenHousingAuthorityandthe AddendumtotheResidentialDwellingLeaseAgreementdated _____ between:

McALLENHOUSINGAUTHORITY
2301JasmineAvenue
McAllen,Texas78501

AND,

_____ (Resident'sName)

_____ (Resident'sAddress)

Iherebyagreethatshould _____ become incapableofcaringfor _____ a _____ (NameofPet) (TypeofPet)

foranyreasonwhatsoever,Iwillassumefullresponsibilityforremovalofthepetfrom thepremisesandforthecareandwellbeingoftheanimal.

Further,thepetshallnotbepermittedtoreturntothepremisesuntilapprovalisgivenby theMcAllenHousingAuthority.

AcopyoftheAddendumtotheResidentialDwellingLeaseAgreementisattached.

Signature

Swornandsubscribedbefore methis _____ dayof _____, _____.

NotaryofPublic

MyCommissionExpires:

PETPOLICYADDENDUM

Ihavereadandunderstandtheabovepetownershiprulesandagreetoabidebythem.

Resident'sSignature

PHASTaffmember'sSignature

Date

Date

TypeofAnimalandBreed

NameofPet

DescriptionofPet(color,size,weight,sex,etc.)

Thealternatecustodianformypetis:

Custodian'sfirst,middleandlastname;postofficebox;streetaddress;zipcode;area
telephonecodeandtelephonenumber:

Resident'sSignature

Date

RefundableDamageDeposit

AmountPaid

Date

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TX\TX028g01.wpd

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general counsel and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

Housing Authority of the City of McAllen

Required Attachment TX028h01: Resident Member on the PHA Governing Board

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

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

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **2 years / Expires 06/30/2003**

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

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

B. Date of next term expiration of a governing board member: **6/30/2003**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Leo Montalvo – Mayor of City of McAllen**

Required Attachment TX028i01: Membership of the Resident Advisory Board or Boards

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

Retama Village Council – 2002

President – Sylvia Marques

Vice-president – Andrea Soto

Secretary – Susana Juarez

Vine Terrace Council – 2002

President – Jose Cuevara

Vice-president – Nora Saldivar

Housing Authority of the City of McAllen

Attachment: TX028j01

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

Attachment:TX028a01

**DECONCENTRATIONANDINCOMETARGETINGPOLICY
FOR THE
McALLENHOUSINGAUTHORITY**

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

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

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

A. Economic Deconcentration:

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

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

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

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Implementation may include one or more of the following options:

– Skipping families on the waiting list based on income;

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

B. Income Targeting

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

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

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

- ▶ The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

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

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NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general counsel and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

CAPITAL FUND PROGRAM TABLES START HERE

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

PHAName: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02890999 (CIAP) Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/2001 Annual Performance and Evaluation Report for Program Year Ending 2001

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	24,640.00	39,430.00	39,430.00	39,430.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	25,160.00	1,488.90	1,488.90	1,488.90
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,500.00	5,994.00	5,994.00	5,994.00
10	1460 Dwelling Structures	246,500.00	267,421.71	267,421.71	267,421.71
11	1465.1 Dwelling Equipment-Nonexpendable	27,500.00	25,859.30	25,859.30	25,859.30
12	1470 Nondwelling Structures	40,500.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	19,500.00	54,106.09	54,106.09	54,106.09
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2-20)	394,300.00	394,300.00	394,300.00	394,300.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security-Soft Costs	43,500.00	43,500.00	0.00	0.00
25	Amount of Line 21 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

Part II: Supporting Pages

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02890999(CIAP) Replacement Housing Factor Grant No:						Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX028-003/Vine Terrace	Purchase & installation of playground equipment.	1450	n/a	5,000.00	5,994.00	5,994.00	5,994.00	Project complete.	
TX028-003/Vine Terrace	Replacement & repair of existing fencing	1450	n/a	5,500.00	0.00	0.00	0.00	Project not done.	
TX028-003/Vine Terrace	Replace existing kitchen & bathroom cabinets.	1460	49	87,500.00	99,801.12	99,801.12	99,801.12	Project complete.	
TX028-003/Vine Terrace	Replace kitchen sinks & fixtures.	1460	49	5,000.00	6,538.09	6,538.09	6,538.09	Project complete.	
TX028-003/Vine Terrace	Add rear porch extensions & replace front supports.	1460	49	65,500.00	50,470.82	50,470.82	50,470.82	Project complete.	
TX028-003/Vine Terrace	Install new security locks in 49 units.	1460	49	4,500.00	0.00	0.00	0.00	Project not done.	
TX028-003/Vine Terrace	Replace exterior doors in 49 units.	1460	49	32,000.00	28,194.56	28,194.56	28,194.56	Project complete.	
TX028-003/Vine Terrace	Replace existing bi-fold closet doors in 49 units	1460	49	7,500.00	46,425.28	46,425.28	46,425.28	Project complete.	
TX028-003/Vine Terrace	Installation of ceiling fans in 49 units.	1460	49	25,000.00	22,480.00	22,480.00	22,480.00	Project complete.	
TX028-003/Vine Terrace	Replace lavatory faucets in 49 units.	1460	49	2,500.00	4,141.65	4,141.65	4,141.65	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 40 refrigerators.	1465	40	16,000.00	16,545.00	16,545.00	16,545.00	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 31 water heaters.	1465	31	4,650.00	3,491.33	3,491.33	3,491.33	Project complete.	
TX028-003/Vine Terrace	Purchase & installation of 10 kitchen ranges.	1465	10	4,000.00	3,683.00	3,683.00	3,683.00	Project complete.	
Subtotal				264,650.00	287,764.85	287,764.85	287,764.85		

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02890999(CIAP) Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-003/Vine Terrace	Construction of 900 square ft laundry room.	1470	n/a	40,500.00	0.00	0.00	0.00	Project not done.
TX028-001/Retama Village	Install security lock features in 150 units.	1460	150	7,000.00	7,086.93	7,086.93	7,086.93	Purchase complete.
TX028-001/Retama Village	Purchase & install new light fixtures in 150 units.	1460	150	10,000.00	2,283.26	2,283.26	2,283.26	Purchase complete.
TX028-001/Retama Village	Purchase & install 19 water heaters.	1465	19	2,850.00	2,139.97	2,139.97	2,139.97	Purchase complete.
HA-Wide Activities	Purchase of four lawn mowers.	1475	4	1,500.00	5,278.09	5,278.09	5,278.09	Purchase complete.
HA-Wide Activities	Purchase of maintenance & staff vehicles.	1475	3	18,000.00	43,836.00	43,836.00	43,836.00	Purchase complete.
HA-Wide Activities	Purchase of Two-Way Radios	1475	2	0.00	4,992.00	4,992.00	4,992.00	Purchase complete.
	Operations	1406	n/a	24,640.00	39,430.00	39,430.00	39,430.00	Purchase complete.
	Fees & Costs	1430	n/a	25,160.00	1,488.90	1,488.90	1,488.90	Purchase complete.
	Subtotal			129,650.00	106,535.15	106,535.15	106,535.15	
	TOTAL			394,300.00	394,300.00	394,300.00	394,300.00	

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport

CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: HousingAuthorityoftheCityofMcAllen	GrantTypeandNumber: CapitalFundProgramNo: TX59P02850100 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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<input type="checkbox"/> OriginalAnnualStatement	<input checked="" type="checkbox"/> ReservedforDisasters/Emergencies	<input type="checkbox"/> RevisedAnnualStatement/RevisionNumber_____
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding12/31/2001	<input checked="" type="checkbox"/> FinalPerformanceandEvaluationReportforProgramYearEnding_____	

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CapitalFunds				
2	1406Operations	37,452.00	36,275.00	36,275.00	36,275.00
3	1408ManagementImprovements	0.00			
4	1410Administration	0.00			
5	1411Audit	0.00			
6	1415LiquidatedDamages	0.00			
7	1430FeesandCosts	26,216.00	25,393.00		
8	1440SiteAcquisition	0.00			
9	1450SiteImprovement	10,000.00	6,088.00		
10	1460DwellingStructures	215,551.00	221,463.00		
11	1465.1DwellingEquipment-Nonexpendable	65,300.00	65,300.00	10,081.00	10,081.00
12	1470NondwellingStructures	0.00			
13	1475NondwellingEquipment	20,000.00	20,000.00		
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant(sumsoflines2-20)	374,519.00	374,519.00	46,356.00	46,356.00
22	Amountofline21RelatedtoLBPActivities	0.00			
23	AmountofLine21RelatedtoSection504Compliance	0.00			
24	AmountofLine21RelatedtoSecurity-SoftCosts	0.00			
25	AmountofLine21RelatedtoSecurity-HardCosts	0.00			
26	AmountofLine21RelatedtoEnergyConservationMeasures	0.00			

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

PHAName: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX028-001/Retama Village	Purchase and installation of new refrigerators.	1465	80	32,000.00	32,000.00			Pending award of bid.
TX028-001/Retama Village	Purchase and installation of new stoves.	1465	50	15,000.00	15,000.00			Pending award of bid.
TX028-001/Retama Village	Purchase and installation of new bathtubs.	1460	150	155,851.00	161,763.00	155,590.00	0.00	Under Contract as of 12/2001.
TX028-001/Retama Village	Replace & install bathroom wall tiles in units.	1460	150	45,000.00	45,000.00			Under Contract as of 12/2001.
TX028-003/Vine Terrace	Purchase and installation of new refrigerators.	1465	9	3,600.00	3,600.00			Pending award of bid.
TX028-003/Vine Terrace	Purchase and installation of new stoves.	1465	49	14,700.00	14,700.00	10,081.00	10,081.00	Pending award of bid.
TX028-003/Vine Terrace	Purchase & install bathroom wall tiles in units.	1460	49	14,700.00	14,700.00			Under Contract as of 12/2001.
HA-Wide Activities	Purchase of maintenance vehicle	1475	1	20,000.00	20,000.00			Under reconsideration.
HA-Wide Activities	Purchase & installation of playground equipment.	1450	n/a	10,000.00	6,088.00			Pending purchase of equipment.
	Operations	1406		37,452.00	36,275.00	36,275.00	36,275.00	
	Fees & Costs	1430		26,216.00	25,393.00			
				374,519.00	374,519.00	201,946.00	46,356.00	

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport

CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: HousingAuthorityoftheCityofMcAllen	GrantTypeandNumber: CapitalFundProgramNo: TX59P02850101 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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OriginalAnnualStatement
 ReservedforDisasters/Emergencies
 RevisedAnnualStatement/RevisionNumber _____
 PerformanceandEvaluationReportforProgramYearEnding12/31/2001
 FinalPerformanceandEvaluationReportforProgramYearEnding _____

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CapitalFunds				
2	1406Operations	36,611.00	0.00	0.00	0.00
3	1408ManagementImprovements	0.00			
4	1410Administration	0.00			
5	1411Audit	0.00			
6	1415LiquidatedDamages	0.00			
7	1430FeesandCosts	19,000.00	0.00	0.00	0.00
8	1440SiteAcquisition	0.00			
9	1450SiteImprovement	0.00			
10	1460DwellingStructures	280,000.00	0.00	0.00	0.00
11	1465.1DwellingEquipment-Nonexpendable	39,000.00	0.00	0.00	0.00
12	1470NondwellingStructures	0.00			
13	1475NondwellingEquipment	6,000.00	0.00	0.00	0.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant(sumsofines2-20)	380,611.00	0.00	0.00	0.00
22	Amountofline21RelatedtoLBPActivities	0.00			
23	AmountofLine21RelatedtoSection504Compliance	0.00			
24	AmountofLine21RelatedtoSecurity-SoftCosts	0.00			
25	AmountofLine21RelatedtoSecurity-HardCosts	0.00			
26	AmountofLine21RelatedtoEnergyConservationMeasures	0.00			

