

Housing Authority of the City of Mercedes

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHAName: Housing Authority City of Mercedes

PHANumber: TX59-PO29

PHAFiscalYearBeginning: 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:

The mission of the Housing Authority City of Mercedes is the same as that of the U.S. Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The mission of the Housing Authority City of Mercedes is to provide decent, safe and sanitary housing to the low-income families. The Housing Authority City of Mercedes shall allow qualified families the opportunity to obtain community wide housing, by improving their living conditions through affordable rent payments. The Housing Authority will continue to serve as a stepping stone and encourage the families to participate in the various programs (Self-Sufficiency Program, Employment Program, Educational Programs and Counseling Programs) that are designed to promote self-sufficiency. The mission of the Housing Authority is to assist as many qualified families as possible, by providing them the opportunity of improving their lifestyles and becoming self-sufficiency.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the 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: We have scored high in the PHMAP but believed that there is always room for improvement.
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHA Score **95** improve to **100**)
 - Improve voucher management: (SEMAP score **75** improve to **100**)
 - Increase customer satisfaction: 1) Monitoring of Staff, 2) Training Staff, 3) Suggestion Box in Lobby, 4) Residents' Surveys
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - 1) Continue to renovate units with C.F.P.
 - 2) If we can financially afford it we plan to install A/C units.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing: Build 10 homes with replacement monies
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - 1) Have a work Plan where the Staff will provide counseling
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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: Will Continue with same ongoing Program.
- Designated developments or buildings for particular resident groups (elderly, person with disabilities)
- Other: (list below)
 - 1) Staff will continue to do referrals to other agencies.

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 support services to improve assistance recipients' employability:
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)
 - Increase the number of Residents Graduating from Assisted Housing into the Home Ownership Program.

Continue with the Home Ownership Classes, Budgeting Classes, Credit Counseling and Housekeeping Classes.

Increase meaningful Resident participation in the improvement of their developments and neighborhoods.

Continue to network with the local agencies, school district and city.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:

- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons
withallvarietiesofdisabilitiesregardlessunitsizerequired:
- Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

RetainhighqualityemployeeswhoareanassettotheHousingAuthority.

Conductannualevaluationonemployees.

MonitorStaffandwillcontinuetopostantidiscriminationposters.

StaffTraining.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAge ncyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

Introduction:

TheCityofMercedesislocatedintheEastpartofHidalgoCounty,alongtheTexas Mexico border. In 1907, the City has consistently grown in size and population. The CityofMercedes2000populationaccordingtotheU.S.CensusCountis13,65 4. This figure represents an increase of 7% from the 1990 population count, which was 12,694. The City of Mercedes minority population increased by 4% from 1980 to 1990. The minority population in 1990 was 80% (9,481) and in 2000 it was 83% (12,694). The Hispanic population represents 92% or 11,678 of the total community. The remaining minorities represent the other 1% of 127 of the total community. The White population increased by 3% from 1990 to 2000, from 4% to 6%.

The long waiting list indicates that there are residents cannot afford housing in the local market.

The Board of Commissioners and staff selected six priority goals or results for the five years, which are as follows:

Retain high quality employees. Conduct evaluations and have scheduled training sessions on a continuous basis.

Apply for Vouchers as soon as NOFA is issued.

Apply for all Grants that the Housing Authority can qualify for.
Apply for Tax Credits to build affordable housing to produce additional resources.

Apply for bank loans so as to be able to continue with Phase of our Home Ownership Program

The Housing Authority City of Mercedes certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The Housing Authority City of Mercedes has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of the Housing Authority City of Mercedes agency Plan to HUD on July 18, 2002

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
- FY2002 Capital Fund Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in areas on a case-by-case basis in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
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;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents [X] check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development [X] check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies [X] 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 [X] check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures [X] check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program [X] check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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)	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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

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

No Information Applicable:

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	658	4	5	4	5	5	4
Income > 30% but <= 50% of AMI	256	4	5	5	4	5	4
Income > 50% but < 80% of AMI	98	4	5	5	4	5	4
Elderly	19	4	5	5	4	5	4
Families with Disabilities	5	4	5	5	4	5	4
Race/Hispanic							
Race/White							
Race/Ethnicity							
Race/Ethnicity							

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: FY2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the ePublic 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 type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	356		
Extremely low income <= 30% AMI	204	57%	
Very low income (> 30% but <= 50% AMI)	128	36%	
Low income (> 50% but < 80% AMI)	24	7%	
Families with children	332	93%	
Elderly families	19	6%	
Families with Disabilities	5	1%	
Race/ethnicity White	2	9%	
Race/ethnicity Hispanic	354	99%	
Race/ethnicity Asian			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	32	9%	
2BR	120	34%	

Housing Needs of Families on the Waiting List			
3BR	176	49%	
4BR	28	8%	
5BR	0		
5+BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? _____ Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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 fixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

- 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)

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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	484,383.00	
b) Public Housing Capital Fund	555,152.00	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,007,858.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	375,855.00	
4. Other income (list below)		
HeadStar	.00	
General Fund Investment	4,851.00	
Other Interest Income	2,436.00	
4. Non -federal sources (list below)		
Total resources	2,430,535.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time next in line)
- Other: (describe)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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)

Victims of domestic violence

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

1. Medical Reason

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

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

- Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 - The News Paper
 - Posted in City Hall
 - Posted in Court
 - Posted in Office Housing Authority

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the self are 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 :

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:

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent determination:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Used 110% Over of the Fair Market Rents

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below) The FMRs in our area are decreasing and therefore the payment standard are monitored and changed when needed.

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 – Not Applicable/Not Required

[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.
- 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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

(1)PublicHousingMaintenanceandManagement:(listbelow)

(2)Section8Management:(listbelow)

6. PHA Grievance Procedures – Not Applicable/Not Required

[24CFRP art903.79(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 a written grievance procedure 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:

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:

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

[24CFRPart903.79(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: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) #2

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

- Revitalization Plan under development
 Revitalization 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:

- 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:

Ebony

8. Demolition and Disposition **Not Applicable/Not Required**

[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(42U.S.C.1437p))intheplanFiscalYear?(If“No”,skiptocomponent9;if“yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skiptocomponent9.If“No”,completetheActivityDescriptiontablebelow.)

Demolition/DispositionActivityDescription	
1a.Developmentname:Retama,Taylor/SanJacinto/Bluebonnet	
1b.Development(project)number:2	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Numberofunitsaffected: <input type="checkbox"/>	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity: b.Projectendddateofactivity:	

9. DesignationofPublicHousingforOccupancybyElderlyFamilies orFamilies withDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHAdesignatedora ppliedforapprovaltodesignateor doesthePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities,orbyelderlyfamiliesandfamilieswithdisabilities orwillapplyfordesigna tionforoccupancybyonlyelderly

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

[24 CFR Part 903.79(j)]

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

A. Assessments 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 a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

This is to certify that the Mercedes Housing Authority has reviewed the Retama, Taylor, Bluebonnet, San Jacinto, Linda Vista, Queen City Retreat Developments and determined that voluntary conversion to section 8 vouchers is unfeasible because of lack of other affordable and/or standard rental housing in community.

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description

(Complete one for each development affected)	
1a. Development name:	
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:	
	<u>(DD/MM/YYYY)</u>
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 -establishedeligibilitycriteria

Yes No:WillthePHA'sprogramhaveeligibilitycriteriaforparticipationin
itsSection8HomeownershipOptionprograminadditiontoHUD
criteria?

Ifyes,listcriteriabelow:SeeAttachment#11

12. PHA Community Service and Self -sufficiency Programs

[24CFRPart903.79(1)]

ExemptionsfromComponent12:HighperformingandsmallPHAsarenotrequiredtocompletethis
component.Section8 -OnlyPHAsarenotrequiredtocompletesub -componentC.

A.PHACoordinationwiththeWelfare(TANF) Agency

1.Cooperativeagreements:

Yes No:HassthePHAhasenteredintoacooperativeagreementwiththe
TANFAgency,toshareinformationand/ortargetsupportive
services(ascontemplatedbysection12(d)(7)ofthe HousingAct
of1937)?

Ifyes,whatwasthedatethatagreementwassigned? DD/MM/YY

2.OthercoordinationeffortsbetweenthePHAandTANFagency(selectallthat
apply)

- Clientreferrals
- Informationsharingregarding mutualclients(forrentdeterminationsand
otherwise)
- Coordinatetheprovisionofspecificalandself -sufficiencyservicesand
programstoeligiblefamilies
- Jointlyadministerprograms
- Partnert oadministeraHUDWelfare -to-Workvoucherprogram
- Jointadministrationofotherdemonstrationprogram
- Other(describe)

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self -SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemployto
enhancetheeconomicandsocialself -sufficiencyofassistedfamiliesinthe
followingareas?(selectallthatapply)

- Publichousingrentdeterminatio npolicies
- Publichousingadmissionspolicies
- Section8admissionspolicies

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

Public Housing		
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. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

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

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

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

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

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

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

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.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- Policeprovidecrimedatato housingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwise supportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceipt ofPHDEPfund.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHA Plan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

TheMercedesHousingAuthorityhassubmittedthePetPolicytotheU.S.Department ofHousingandUrbanDevelopmentfor reviewandapproval.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

(CertificationisincludedinthePlan)

The Housing Authority City of Mercedes certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The Housing Authority City Mercedes has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of the Housing Authority City of Mercedes agency Plan to HUD on July 18, 2001.

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

Not Applicable

17. PHA Asset Management – Not Applicable/Not Required

[24CFR Part 903.79(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)
 Attached at Attachment (Filename) See Section "D" Other Information
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot

[X] Other:(describe)TheExecutiveDirectorprovidesnamesofresidentswhohave express interest in serving on the Board of Commissioners. The Mayor interviewsandselectsoneofthecandidates.

b.Eligible candidates:(selectone)

- AnyrecipientofPHAassistance
- AnyheadofhouseholdreceivingPHAassistance
- [X] AnyadultrecipientofPHAassistance
- Anyadultmemberofaresidentorassistedfamilyorganization
- Other(list)

c.Eligiblevoters:(selectallthatapply)

- AlladultrecipientsofPHAassistance(publichousingandsection8tenant basedassistance)
- RepresentativesofallPHAresidentanda ssistedfamilyorganizations
- Other(list)TheresidentsnotifytheExecutiveDirectorofinterestandthefinal decisionismadebytheMayor.

C.StatementofConsistencywiththeConsolidatedPlan

ForeachapplicableConsolidatedPlan ,makethefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction:(HidalgoCounty)

2.ThePHAhastakenthefollowingstepsensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- [X] ThePHAhasbaseditsstatementofneedsforfamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- [X] ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- [X] ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)

- **ReduceVacanciesinpublichousing**
- **ExpendtheVoucherProgram**
- **ModernizationofPublicHousingunits**

Other:(listbelow)

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

- The preservation and rehabilitation of the City's existing housing stock primarily for extremely low, very low and low -income families (0 –80 percent of median income).
- The expansion of economic opportunities in the community particularly for lower income residents.
- The continued encouragement and support of non -profit organizations in seeking additional funding sources and continued assistance in obtaining such funding whenever possible.

D. Other Information Required by HUD

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

Resident Advisory Board Recommendations

List of the items recommended by the Resident Advisory Board:

Development Reta ma: *Repair asphalt of the street*
Repairs sidewalks

Development Queen City: *Replace roofing*
Replace plumbing

Development Linda Vista: *Replace roofing*
Provide landscaping.

Development Taylor,
Bluebonnet & San Jacinto: *Replace kitchen cabinets*
Painting interior units
Replace plumbing
Replace walls
Replace interior doors

Attachments

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

Attachment#1 - Section 8/Voucher Program administrative Plan

Attachment#2 - Capital Fund Program Annual Statements

Attachment#3 - Capital Fund Program 5 Year Plan

Attachment#4 - PHDEP Plan

Attachment#5 - PHA Certification of Compliance with the PHA Plans and Related Regulation

Attachment#6 - Certification for a Drug -Free Workplace

Attachment#7 - Certification of Payments to Influence Federal

Attachment#8 - Disclosure of Lobbying Activities

Attachment#9 - Newspaper Announcements

Attachment#10 - Minutes of Special Board Meeting

Attachment#11 - Homeownership Criteria

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 **501** FFY of Grant Approval: **(10/2002)**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	65,000.00
3	1408 Management Improvements	55,900.00
4	1410 Administration	49,139.00
5	1411 Audit	.00
6	1415 Liquidated Damages	.00
7	1430 Fees and Costs	17,000.00
8	1440 Site Acquisition	.00
9	1450 Site Improvement	.00
10	1460 Dwelling Structures	173,097.00
11	1465.1 Dwelling Equipment - Nonexpendable	7,000.00
12	1470 Nondwelling Structures	120,000.00
13	1475 Nondwelling Equipment	.00
14	1485 Demolition	.00
15	1490 Replacement Reserve	.00
16	1492 Moving to Work Demonstration	.00
17	1495.1 Relocation Costs	.00
18	1498 Mod Used for Development	.00
19	1502 Contingency	4,263.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	491,398.00
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
Agency-Wide	Operation: May not exceed of 20% of total grant Total –1406	1406	65,000.00 65,000.00
	Management Improvement: General Technical Assistance New PHA's Plan Update Computer Software Staff & Commissioners Training Social Service Coordinator Benefits Provide Replace Reserve Study Total –1408	1408 1408 1408 1408 1408 1408	6,000.00 15,000.00 5,000.00 16,000.00 3,900.00 10,000.00 55,900.00
	Administration: CGP Coordinator Prorated Salaries Benefits Total –1410	1410 1410 1410	30,586.00 9,000.00 9,553.00 49,139.00
	Fees and Costs: A/E Services Inspection Costs Consultant Fees, Capital Fund Total –1430	1430 1430 1430	11,000.00 2,000.00 5,000.00 17,000.00
	Non-Dwelling Structures: Provide New Administration Bldg. (Final) Total –1470	1470	120,000.00 120,000.00
	Dwelling Equipment Non -expendable Replace Refrigerators Replace Stove Total –1465.1	1465.1 1465.1	4,000.00 3,000.00 7,000.00
	Contingency: May not exceed of 8 % of total grant Total –1502	1502	4,263.00 4,263.00

TX029-004 Taylor,Bluebonnet &SanJacinto	DwellingStructures:		
	ReplaceKitchenWallCabinets(24ea)	1460	43,800.00
	ReplaceKitchenBaseCabinets(24ea)	1460	23,400.00
	ReplaceCountertop(24ea)	1460	12,000.00
	ReplaceKitchenSink(24ea)	1460	8,400.00
	ReplaceKitchenFaucets(24ea)	1460	1,800.00
	ReplaceRangeHoods(24ea)	1460	3,600.00
	ReplaceGreaseShield(24ea)	1460	1,080.00
	ReplaceElectricalOutlet(24ea)	1460	1,560.00
	RelocateDrainage(24ea)	1460	3,000.00
	RepairGypBoardandProvideNewWall	1460	5,000.00
Total -1460		103,640.00	
TX029-003/5 Queen City Retreat	DwellingStructures:		
	RepairRoofing	1460	29,000.00
	RepairWaterPipes@Valves	1460	40,457.00
Total -1460		69,457.00	

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

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
TX029-004 Taylor,Bluebonnet &SanJacinto	09/30/2004	09/30/2005
TX029-003/05 QueenCity Retreat	09/30/2004	09/30/2005
Management Improvement	09/30/2004	09/30/2005
Administration	09/30/2004	09/30/2005

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Replacement Reserve
Parts I, II, and III**

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

Capital Fund Grant Number **501** FFY of Grant Approval: **(10/2002)**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	63,754.00
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mob Used for Demonstration	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	63,754.00
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
Agency-Wide	Replacement Reserve Provision for Replacement Units Total -1498	1498	63,754.00 63,754.00

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Agency-Wide	03/31/2004	09/30/2005

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	
TX59P029	Agency-Wide Year 2002	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Operation –1406 May not exceed of 20% of total grant			65,000.00	09/30/2003
Management Improvement –1408 General Technical Assistance			6,000.00	09/30/2003
Resident Participation Plan			7,500.00	09/30/2003
Staff and Commissioners Training			6,000.00	09/30/2003
Social Services Coordinator			16,000.00	09/30/2003
Benefits			5,280.00	09/30/2003
Administration –1410 Capital Fund Program Coordinator			30,587.00	09/30/2003
Prorated Salaries			9,000.00	09/30/2003
Benefits			9,552.00	09/30/2003
Fees and Costs A/EServices			10,000.00	09/30/2003
Printing Costs			1,000.00	09/30/2003
Consultant Fees, Annual Statement CFP			5,000.00	09/30/2003
Contingency –1502 May not exceed of 8% of total grant			8,000.00	09/30/2003
Totalestimatedcostovertnext5years			178,919.00	

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
TX59P029	Year 2002	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

TX029-004 Taylor, Bluebonnet & San Jacinto Dwelling Structures -1460:		
Replace Kitchen Wall Cabinets	99,450.00	09/30/2003
Replace Kitchen Base Cabinets	56,100.00	09/30/2003
Replace Countertop	25,500.00	09/30/2003
Replace Kitchen Sink	17,850.00	09/30/2003
Replace Kitchen Sink Faucets	3,825.00	09/30/2003
Replace Range -hood	7,650.00	09/30/2003
Replace Grease Shield	3,825.00	09/30/2003
Relocated Electrical Outlet	3,315.00	09/30/2003
Relocated Drainage	6,375.00	09/30/2003
Repair Walls and Provide New Walls	10,710.00	09/30/2003
TX029-003/5 Queen City Retreat		
Repair Water Pipes	77,879.00	09/30/2003
Totalestimatedcostovernext5years	312,479.00	

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

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P029	Agency-Wide Year 2003	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date

		(HAFiscalYear)
Operation -1406		
Maynotexceed20%oftotalgrant	65,000.00	09/30/2004
ManagementImprovement -1408		
GeneralTechnicalAssistance	6,000.00	09/30/2004
HQSandUPCSInspectionTraining	4,000.00	09/30/2004
ResidentSelf -SufficiencyTraining	2,500.00	09/30/2004
StaffandCommissionersTraining	6,000.00	09/30/2004
SocialServicesCoordinator	16,000.00	09/30/2004
Benefits	5,280.00	09/30/2004
Administration -1410		
CapitalFundProgramCoordinator	30,587.00	09/30/2004
ProratedSalaries	9,000.00	09/30/2004
Benefits	9,552.00	09/30/2004
FeesandCosts		
A/EServices	17,500.00	09/30/2004
InspectionCosts	2,000.00	09/30/2004
PrintingCosts	1,000.00	09/30/2004
ConsultantFee sAnnualStatementCFP	5,000.00	09/30/2004
Contingency -1502		
Maynotexceedof8%oftotalgrant	10,000.00	09/30/2004
Totalestimatedcostovernext5years	189,419.00	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements plannedinthenext5PHAfiscalyear. Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,because this informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	NumberVacantUnits	%Vacancies inDevelopment
TX59P029	Year2003		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
TX029-004 Taylor, Bluebonnet and San Jacinto		
Site Improvement -1450:		
Repair Sidewalk	5,200.00	09/30/2004
Repair Parking Area	12,090.00	09/30/2004
Dwelling Structures -1460:		
Painting Interior Units	150,307.00	09/30/2004
Replace Bathtub	31,064.00	09/30/2004
Replace Faucets	4,251.00	09/30/2004
Replace GFIC	9,000.00	09/30/2004
Replace Toilets	17,052.00	09/30/2004
Replace Lavatory w/Faucets	12,112.00	09/30/2004
Replace Showerhead	3,791.00	09/30/2004
Replace Vanity	8,456.00	09/30/2004
Replace Medicine Cabinets	4,656.00	09/30/2004
TX029-006 Linda Vista		
Dwelling Structures -1460:		
Replace Entry Door w/frame (front)	9,520.00	09/30/2004
Replace Entry Door w/frame (rear)	9,520.00	09/30/2004
Replace Security Screen Door (front & rear)	19,680.00	09/30/2004
Replace Entry door hardware	5,280.00	09/30/2004
Total estimated cost over next 5 years	301,979.00	

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 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 information is included in the Capital Fund Program Annual Statement.

-wide physical or management improvements the 5 -Year cycle, because this

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	Agency-Wide		

TX59P029	Year2004	0	0%
DescriptionofNeededPhysicalImprovementsorManagementImprovements		EstimatedCost	PlannedStartDate (HAFiscalYear)
Operation -1406 Maynotexceed20%oftotalgrant		65,000.00	09/30/2005
ManagementImprovement -1408		6,000.00	09/30/2005
GeneralTechnical Assistance		3,000.00	09/30/2005
MaintenanceTechnicalTraining		6,000.00	09/30/2005
StaffandCommissionersTraining		16,000.00	09/30/2005
SocialServicesCoordinator		5,280.00	09/30/2005
Benefits			
Administration -1410		30,587.00	09/30/2005
CapitalFundProgramCoordinator		9,000.00	09/30/2005
ProratedSalaries		9,552.00	09/30/2005
Benefits			
FeesandCosts		17,500.00	09/30/2005
A/EServices		2,000.00	09/30/2005
InspectionCosts		1,000.00	09/30/2005
PrintingCosts		5,000.00	09/30/2005
ConsultantFeesAnnualStatementCFP			
Contingency -1502 Maynotexceedof8%oftotalgrant		10,000.00	09/30/2005
Totalestimatedcostovernext5years		185,919.00	

OptionalTablefor5 -YearAct ionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements plannedinthenext5PHAfiscalyear.Copythi stableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,because this informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	NumberVacantUnits	%Vacancies inDevelopment

TX59P029	Year2004		
DescriptionofNeededPhysicalImprovementsorManagementImprovements		EstimatedCost	PlannedStartDate (HAFiscalYear)
TX029-003/05QueenCi tyRetreat DwellingStructures –1460: ReplaceRoofinggravel(phaseI)		305,479.00	09/30/2005
Totalestimatedcostovernext5years		305,479.00	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-widephysicalormanagementimprovementsplannedinthenext5PHAfiscalyear.Copythistableas manytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5-Yearcycle,because this informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables			
Development	DevelopmentName	NumberVacantUnits	%Vacancies

Number	(or indicate PHA wide)		in Development
TX59P029	Agency-Wide Year 2005	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Operation -1406 May not exceed 20% of total grant			65,000.00
Management Improvement -1408			
General Technical Assistance			6,000.00
New PHA Plan			16,000.00
Staff and Commissioners Training			6,000.00
Social Services Coordinator			16,000.00
Benefits			5,280.00
Administration -1410			
Capital Fund Program Coordinator			30,587.00
Prorated Salaries			9,000.00
Benefits			9,552.00
Fees and Costs			
A/E Services			16,000.00
Inspection Costs			2,000.00
Printing Costs			1,000.00
Consultant Fees Annual Statement CFP			5,000.00
Contingency -1502 May not exceed of 8% of total grant			10,000.00
Total estimated cost over next 5 years			197,419.00

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	DevelopmentName (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX59P029	Year 2005			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
TX029-003/05 Queen City Retreat Dwelling Structures -1460: Replace Water Pipes			83,523.00	09/30/2006
TX029-006 Linda Vista Dwelling Structures -1460: Replace Roofing Shingle			210,456.00	09/30/2006
Totalestimatedcostovertnext5years			293,979.00	
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:				Summary
PHA Name: MERCEDESHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program: TX029-501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: **03/31/2002**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	65,000.00	65,000.00	65,000.00	65,000.00
3	1408 Management Improvements	43,900.00	32,900.00	32,900.00	5,985.89
4	1410 Administration	50,129.00	50,129.00	50,129.00	12,203.67
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	19,000.00	19,000.00	19,000.00	12,682.63
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	9,000.00	2,000.00	2,000.00	.00
10	1460 Dwelling Structures	39,000.00	15,000.00	15,000.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	7,000.00	7,000.00	7,000.00	6,914.00
12	1470 Nondwelling Structures	184,000.00	227,497.00	227,497.00	184,000.00
13	1475 Nondwelling Equipment	62,000.00	60,503.00	60,503.00	25,388.69
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1498 Mod Used for Development	.00	.00	.00	.00
19	1502 Contingency	22,263.00	22,263.00	22,263.00	.00
20	Amount of Annual Grant: (sum of lines 2 -19)	501,292.00	501,292.00	501,292.00	312,174.88
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/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages		
PHA Name: MERCEDES HOUSING AUTHORITY	Grant Type and Number Capital Fund Program#: TX029-501-01 Capital Fund Program Replacement Housing Factor#:	Federal FY of Grant: 2001

Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX029	Operations							
Agency-Wide	Maynotexceedof20%totalgrant	1406		65,000.00	65,000.00	65,000.00	65,000.00	Complete
	Subtotal			65,000.00	65,000.00	65,000.00	65,000.00	
	ManagementImprovement							
	GeneralTechnicalAssistance	1408		6,000.00	6,000.00	6,000.00	.00	OnGoing
	EnergyAuditStudy	1408		4,000.00	.00	.00	.00	
	UtilityAl lowanceStudy	1408		5,000.00	.00	.00	.00	
	UpdateSoftware	1408		2,000.00	.00	.00	.00	
	StaffandCommissionersTraining	1408		5,000.00	5,000.00	5,000.00	375.20	OnGoing
	ResidentTraining	1408		2,000.00	2,000.00	2,000.00	.00	OnGoing
	SocialServiceC oordinator	1408		16,000.00	16,000.00	16,000.00	4,655.88	OnGoing
	Benefits	1408		3,900.00	3,900.00	3,900.00	954.81	OnGoing
	Subtotal			43,900.00	32,900.00	32,900.00	5,985.89	
	Administration							
	CFPCoordinator	1410		29,696.00	29,696.00	29,696.00	9,621.35	OnGoing
	ProratedSalaries	1410		9,500.00	9,500.00	9,500.00	1,337.69	OnGoing
	Benefits	1410		9,800.00	9,800.00	9,800.00	1,244.63	OnGoing
	Sundry(officesupplies)	1410		1,133.00	1,133.00	1,133.00	.00	OnGoing
	Subtotal			50,129.00	50,129.00	50,129.00	12,203.67	

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

PHAName: MERCEDESHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgram#: TX029 -501-01 CapitalFundProgram ReplacementHousingFactor#:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX029	FeesandCosts							
Agency-Wide	A/EServices	1430		11,000.00	11,000.00	11,000.00	11,000.00	Complete
	InspectionCosts	1430		2,000.00	2,000.00	2,000.00	1,682.63	OnGoing
	PrintingCosts	1430		1,000.00	1,000.00	1,000.00	.00	OnGoing
	ConsultantFees,CapitalFundProgram	1430		5,000.00	5,000.00	5,000.00	.00	OnGoing
	Subtotal			19,000.00	19,000.00	19,000.00	12,682.63	
	DwellingEquipment							
	ReplaceStoves	1465.1		4,000.00	4,000.00	4,000.00	4,000.00	Complete
	ReplaceRefrigerators	1465.1		3,000.00	3,000.00	3,000.00	2,914.00	Complete
	Subtotal			7,000.00	7,000.00	7,000.00	6,914.00	
	Non-DwellingStructures							
	ProvideNewAdministrationBldg.	1470		184,000.00	227,497.00	227,497.00	184,000.00	OnGoing
	Subtotal			184,000.00	227,497.00	227,497.00	184,000.00	
	Non-DwellingEquipment							
	ProvideSmallTools	1475		1,000.00	.00	.00	.00	
	OfficeFurniture	1475		25,000.00	25,000.00	25,000.00	.00	OnGoing
	OfficeEquipment	1475		15,000.00	15,000.00	15,000.00	.00	OnGoing
	ProvidePick -UpTruck	1475		18,000.00	22,885.69	22,885.69	22,885.69	Complete
	ProvideIceMaker	1475		3,000.00	2,503.00	2,503.00	2,503.00	Complete
	Subtotal			62,000.00	65,388.69	65,388.69	25,388.69	
	Contingency							
	Maynotexceedof8%totalgrant	1502		22,263.00	17,377.31	17,377.31	.00	OnGoing
	Subtotal			22,263.00	17,377.31	17,377.31	0.00	

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

PHAName:		GrantType and Number Capital Fund Program#: TX029-501-01 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHAName: MERCEDESHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program#: TX029-501-00 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Operation:							
	May not exceed 20% of total grant	1406		68,640.00	68,640.00	68,640.00	68,640.00	Complete
	Subtotal			68,640.00	68,640.00	68,640.00	68,640.00	
	Management Improvement:							
	General Technical Assistance	1408		5,000.00	5,000.00	5,000.00	5,000.00	Complete
	Update Resident Handbook	1408		5,800.00	5,800.00	5,800.00	5,800.00	Complete
	Energy Audit Study	1408		4,000.00	2,507.65	2,507.65	2,507.65	Complete
	Utility Allowance Study	1408		5,000.00	1,200.00	1,200.00	1,200.00	Complete
	Update Software System	1408		2,500.00	2,500.00	2,500.00	2,500.00	Complete
	Staff & Commissioners Training	1408		5,000.00	4,117.48	4,117.48	4,117.48	Complete
	Resident Training	1408		2,400.00	1,260.59	1,260.59	1,260.59	Complete
	Social Services Coordinator	1408		16,000.00	16,000.00	16,000.00	16,000.00	Complete
	Benefits	1408		3,900.00	2,887.92	2,887.92	2,887.92	Complete
	Subtotal			49,600.00	41,273.64	41,273.64	41,273.64	
	Administration:							
	Capital Fund Program Coordinator	1410		28,554.00	28,554.00	28,554.00	28,554.00	Complete
	Prorated Salaries	1410		9,000.00	4,766.50	4,766.50	4,766.50	Complete
	Benefits	1410		9,994.00	5,258.82	5,258.82	5,258.82	Complete
	Sundry (office supplies)	1410		2,000.00	.00	.00	.00	
	Subtotal			49,548.00	38,579.32	38,579.32	38,579.32	

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

PHAName: MERCEDESHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program#: TX029-501-00 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Fees and Costs:							
	A/E Services	1430		5,500.00	5,500.00	5,500.00	5,500.00	Complete
	Inspection Costs	1430		1,500.00	1,500.00	1,500.00	1,500.00	Complete
	Consultant Fees, Annual Statement CFP	1430		5,000.00	5,000.00	5,000.00	5,000.00	Complete
	Subtotal			12,000.00	12,000.00	12,000.00	12,000.00	
	Non-Dwelling Equipment:							
	Provide Pick-Up Truck	1475		14,869.69	14,869.69	14,869.69	14,869.69	Complete
	Subtotal			14,869.69	14,869.69	14,869.69	14,869.69	
	Contingency:							
	May not exceed 8% of total grant	1502		4,000.00	.00	.00	.00	
	Subtotal			4,000.00	.00	.00	.00	
	Non-Dwelling Structures:							
	Provide New Administration Building	1470		55,000.00	78,295.04	78,295.04	78,295.04	Complete
	Repair Roofing (Comm. Bldg.) phase II	1470		15,470.00	15,470.00	15,470.00	15,470.00	Complete
	Subtotal			70,470.00	93,765.04	93,765.04	93,765.04	
TX029-001	Site Improvement:							
Retama	Repair Gas Lines (EMERGENCY)	1450		35,276.85	35,276.85	35,276.85	35,276.85	Complete
	Subtotal			35,276.85	35,276.85	35,276.85	35,276.85	

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

PHAName: MERCEDESHOUSINGAUTHORITY		Grant Type and Number Capital Fund Program#: TX029-501-00 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX029-003/05	Dwelling Structures:							
Queen City	Replace Vinyl Tile front elevators	1460		3,643.46	3,643.46	3,643.46	3,643.46	Complete
Retreat	Subtotal			3,643.46	3,643.46	3,643.46	3,643.46	
TX029-004	Replace Entry Door w/Hardware -front	1460		49,424.00	49,424.00	49,424.00	49,424.00	Complete
Taylor, Bluebonnet	Replace Entry Door w/Hardware -rear	1460		49,424.00	49,424.00	49,424.00	49,424.00	Complete
& San Jacinto	Replace Exterior W/H Closet Door	1460		26,251.00	26,251.00	26,251.00	26,251.00	Complete
	Subtotal			125,099.00	125,099.00	125,099.00	125,099.00	
TX029-006	Replace Kitchen Wall Cabinets	1460		24,290.00	24,290.00	24,290.00	24,290.00	Complete
Linda Vista	Replace Kitchen Base Cabinets	1460		19,087.00	19,087.00	19,087.00	19,087.00	Complete
	Replace Countertop	1460		8,225.00	8,225.00	8,225.00	8,225.00	Complete
	Replace Kitchen Sink	1460		5,408.00	5,408.00	5,408.00	5,408.00	Complete
	Replace Kitchen Sink Faucets	1460		1,950.00	1,950.00	1,950.00	1,950.00	Complete
	Replace Range -hood	1460		3,040.00	3,040.00	3,040.00	3,040.00	Complete
	Subtotal			62,000.00	62,000.00	62,000.00	62,000.00	
	Total -1460			190,742.46	190,742.46	190,742.46	190,742.46	

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Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 70,759.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X _____

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority of the City of Merced has been very successful in the implementation of the Drug Elimination Program and looks forward to continued success. Two major targets set out for the program are to keep our units safe and appealing, and to serve and support the at-risk youth that reside in our developments. With security personnel, local law enforcement and the implementation of a tenant patrol we have secured the safety

of all residents and employees of the Mercedes Housing Authority. To target the youth we re-opened a Youth Center in the largest development (Retama) to provide a safe haven from the streets and the trouble they may cause.

E. Target Areas

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

PHDEPTarget Areas (Name of development(s) or site)	Total # of Units within the PHDEPTarget Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Retama, Bluebonnet, Linda Vista, Taylor, San Jacinto	179	805

F. Duration of Program

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

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

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs havenot been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant#	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY1995	\$0.00		\$0.00		
FY1996	\$145,000.00	TX59DEP0290196	\$0.00		
FY1997	\$0.00		\$0.00		

FY1998	\$0.00		\$0.00		
FY1999	\$70,812.00	TX59DEP0290199	\$3,456.00		
FY2000	\$73,810.00	TX59DEP0290100	\$63,300.00		09/29/01

Section2:PHDEPPlanGoalsandBudget

A.PHDEPPlanSummary

Inthespacebelow,summarizethePHDEPstrategytoaddressheneedsfthetargetpopulation/targetarea(s).Yoursummaryshouldbrieflyidentify:thebroadgoalsand objectives,theroleofplanpartners,andyoursystemorprocessformonitoringandevaluatingPHDEP-fundedactivities.Thissummaryshouldnotexceed5-10sentences.

B.PHDEPBudgetSummary

EnterthetotalamountofPHDEPfundingsallocatedtoeachlineitem.

FY 2001 PHDEPBudgetSummary	
BudgetLineItem	TotalFunding
9110 -ReimbursementofLawEnforcement	\$12,480.00
9120 -SecurityPersonnel	\$12,376.00
9130 -EmploymentofInvestigato rs	
9140 -VoluntaryTenantPatrol	\$1,000.00
9150 -PhysicalImprovements	\$2,000.00
9160 -DrugPrevention	\$42,903.00
9170 -DrugIntervention	
9180 -DrugTreatment	
9190 -OtherProgramCosts	
TOTALPHDEPFUNDING	\$70,759.00

C. PHDEP lanGoalsandActivities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise — not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 -Reimbursement of Law Enforcement					Total PHDEP Funding: \$12,480.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. <i>Extra Security</i>			9/29/01	9/29/02	12,480.00		
2.							
3.							

9120 -Security Personnel					Total PHDEP Funding: \$12,376.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. <i>Increase Safety</i>			9/29/01	9/29/02	12,376.00		
2.							
3.							

9130 -Employment of Investigators					Total PHDEP Funding: \$N/A		
Goal(s)							
Objectives							

ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

9140 - VoluntaryTenantPatrol					TotalPHDEPFunding:\$1,000.00		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators
1. <i>Equipment</i>	805	Tenants	9/29/01	9/29/02	1,000.00		
2.							
3.							

9150 - PhysicalImprovements					TotalPHDEPFunding:\$2,000.00		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators
1. <i>BasketballCourt</i>			9/29/01	9/29/02	2,000.00		
2.							
3.							

9160 -DrugPrevention					TotalPHDEPFunding:\$42,903.00		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators

1. <i>Youth/SportsActivities</i>	400	Youth	9/29/201	9/29/02	42,903.00		
2.							
3.							

9170 -DrugIntervention					TotalPHDEPFundin g:\$N/A		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators
1.							
2.							
3.							

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

9190 -OtherProgramCosts					TotalPHDEPFunds:\$N/A		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	StartDate	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount /Source)	PerformanceIndicators

1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item#	25% Expenditure of Total Grant Funds By Activity#	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity#	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item#9120</i>	<i>Activities 1,3</i>		<i>Activity 2</i>	
9110	3,120.00	12,480.00	6,240.00	12,480.00
9120	3,094.00	12,376.00	6,188.00	12,376.00
9130	.00	.00	.00	.00
9140	250.00	1,000.00	500.00	1,000.00
9150	500.00	2,000.00	1,000.00	2,000.00
9160	10,725.75	42,903.00	21,451.50	42,903.00
9170	.00	.00	.00	.00
9180	.00	.00	.00	.00
9190	.00	.00	.00	.00
TOTAL	17,689.75	70,759.00	35,379.50	70,759.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plans submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Section 1 -D

Because of the constant exposure that public housing residents have to drug -related crime, the most urgent area of concern is our “at risk” youth. The Drug Elimination Program will implement a multitude of activities to motivate the youth as well as their parents to become positively engaged with the program. These activities will be designed to heighten our residents sense of self -esteem, as well as his/hers sense of community, which in turn will positively impact their quality of life.

Section 2 -A

DESCRIPTION OF URGENT AND/OR SERIOUS CRIME PROBLEMS

The Mercedes Housing Authority consists of 179 multi -family units, ranging in size of one, two and three bedrooms. These units are separated into five (5) different sites named Retama, San Jacinto, Taylor, Bluebonnet, and Linda Vista.

EXTENT OF DRUG -RELATED CRIME PROBLEM

The Housing Authority of the City of Mercedes proposes a continuing comprehensive program for “Drug Elimination” in the five (5) housing developments under its jurisdiction. The proposed program will implement a series of planned activities that will include social, recreation, drug prevention and intervention and additional security services. The proposed project responds to the need for protection and options for housing residents, as well the desire to live in a drug free neighborhood. Furthermore, the project offers additional security and police supervision of the development and provides alternatives to drug use and abuse that will enable residents to represent a positive influence on their family and neighbors within the housing developments of the City of Mercedes.

The lower Rio Grande of Texas has long been known for its poverty level, and double digit unemployment, the drop-out level is at 49 percent state wide (Texas Education Agency) and the major drug trafficking area for the United States. The per capita income in Hidalgo County is ranked 250 to 254 Texas Counties. The Mercedes Housing Authority (MHA) has been infiltrated by drug and gangs related crime during the last two (2) years. MHA within the last twelve months have enforced ten evictions due to drug related crime. The Mercedes Police Department has conducted drug related arrests in the housing developments. The residents of these apartments have been convicted for having a controlled substance in the apartment complex, residents are at a high risk of becoming involved in drug related activity due to their economic and social status, high unemployment and lack of education make residents a target, to the persisted influence imposed by drugs and the lure of making easy money, in a short period of time. With the constant exposure that the housing developments have to drug related crime, the project proposed will start activities to empower them and make a positive impact in the quality of life and the housing developments. The "DRUG ELIMINATION" program has been designed to empower the residents of the housing developments to reclaim their neighborhoods.

OBJECTIVES DATA

Because of the constant exposure that housing residents have to drug-related crime, the Drug Elimination Program will implement activities to empower them and positively impact their quality of life. To understand the perspective taken by the Housing Authority of Mercedes through evaluation and statistic data collected as to some issues that relate to drug use, the following is noted.

HIGH INTENSITY TRAFFICKING SECTOR

The Rio Grande Valley of Texas is considered by the United States Department of Justice as the second largest and most notorious drug trafficking sector in the United States. This sector is only second to the South Florida area. The County of Hidalgo is the largest geographically and in population in the Rio Grande Valley of Texas and is considered by The Housing and Urban Development as a high intensity trafficking zone. The City of Mercedes, is one of 14 incorporated communities in Hidalgo County. The proximity to Mexico makes the illegal drugs more available and can be purchased at a cheaper price. In a study conducted by Roche Pharmaceutical Company and DEA, they found out that Rohynol (Roche Pill) enters the United States at a higher rate than cocaine, heroine, and marijuana. The youth of this region are using this drug due to its accessibility and effect. A study conducted by Social Research Affiliate, found that the price of cocaine, for example is \$35.00 per gram in Hidalgo County and at the same in Baxer County, where San Antonio is located, a gram of cocaine is selling for \$120.00. The close proximity of the Mexican border makes drugs easy to get, and at a cheap price. Last year, the Mercedes Police Department participated in sixty (60) major narcotics investigations with FBI, DEA, US Border Patrol and DPS Narcotics. In addition the department conducted (60) drug raids with the Starr and Hidalgo County Drug Task Force in around Mercedes. These operations resulted in 85 criminal arrests and the seizure of cash, gold, jewelry, real estate, cars, trucks, airplanes, guns, and electronic equipment. Federal, state and local law enforcement agencies report an increase in all areas of crime activity;

Customs Service reports a 325 percent increase in their investigations related to drug trafficking in the lower Rio Grande Valley in the past two years. In a study conducted by the Department of Justice, in Hidalgo County there has been a sharp increase in all types of cases: aggravated assault up 42 percent, burglary 20 percent, theft up 15 percent, motor vehicle theft up 32 percent, assault on peace officer up 200 percent. The lower Rio Grande Valley has one of the highest rates in the United States for non-violent crimes such as residential burglaries and auto theft. The data point up a number of risk factors related to drug-related criminal behavior. The Office of Substance Abuse Prevention listed among the risk factors:

- | | |
|-------------------------------|-----------------------------------|
| 1. Poor Communications skills | 2. Poor academic grades |
| 3. Poverty | 4. Dysfunctional families |
| 5. Lack of Supervision | 6. Drug and alcohol abusing peers |

The County of Hidalgo holds one of the highest unemployment rates in the nation 18.8 percent, and the per-capita income is about \$9,800.00 statistics compiled with the help of the Texas Employment Commission.

The community of Mercedes endures many social, cultural and economic dilemmas. 40 percent of the population in Mercedes lives below the poverty level. Regarding education statistics about 65 percent of the Hispanic population in this town are functionally illiterate. The average educational grade attained is a 9th grade education and the Mercedes Independent School District dropout rate is at 2.4 percent for the year 98-99.

SCHOOL DROPOUT

The state of Texas ranks 41st in the nation in its ability to retain students in high school through graduation. Approximately one out of three students will drop out from Texas high schools, and from all those who dropout half are of Hispanic origin. According to the Texas Department of Corrections 94 percent of the over 60,000 prison inmates in Texas are school dropouts and 85 percent of all juveniles who appear before a judge are dropouts.

GANG ISSUE

Gangs usually originate in disadvantaged neighborhoods, and generally show a background of economic deprivation and lack of parental supervision. Among children whose personal resources are not so scarce, there may be some joining gangs as part of normal adolescence risk-taking and grouping behavior. Gang members tend to share certain characteristics such as:

Being low-academic achievers and truants, non-participants in school extracurricular activities, and siblings or other kin to other gang members. Children who are introduced to gang involvement at an early age tend to become hard-core gang members when they reach adulthood. In Hidalgo County there are approximately 40-50 gangs in Hidalgo County with membership as high as 3,000. examples of gangs that exist in the Mercedes area are as follows: The Latin Kings, El Circo, The Lords, Trece Gang. The Department of Health and Human Services reports that since the late 1980's extensive drug use sales by gang members has been at an all time high.

5 – Year Goals and Objectives, Milestones and Measures

<i>Year</i>	<i>Goals and Objectives</i>	<i>Start/End Date</i>	<i>Measures</i>	<i>Milestones</i>	<i>Resource Allocation</i>
<i>YEAR ONE</i>	<i>1. Registration of all public housing children into our youth center located in our Retama development.</i>	<i>January 2001 – January 2002</i>	<i>By end funding year all resident children will be registered and be attending the youth center on a daily basis.</i>	<i>Give our resident youth a place, to get away from the hardship of poverty, crime, and drug activity.</i>	<i>\$44,254.00 funds requested</i>
	<i>2. Weekly meeting by Tenant patrols in all developments geared towards reducing criminal activity.</i>	<i>January 2001 – January 2002</i>	<i>To make our residents more community oriented, and to provide assistance in security and protective services.</i>	<i>Weekly meetings to keep everyone involved and on the same page.</i>	<i>\$2,000.00 funds requested Tenants and Staff</i>
	<i>3. Eight hours per week of extended</i>	<i>January 2001 –</i>	<i>By end of funding year anticipate a</i>	<i>Weekly reports from Mercedes</i>	<i>\$12,480.00</i>

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	<i>security provided by Mercedes Police, during "peak crimetime".</i>	<i>January 2002</i>	<i>reduction in crimes during early morning and late night hours.</i>	<i>Police and monthly review with MHA staff and PD to identify problem.</i>	<i>funds requested Mercedes Police Dept.</i>
	<i>4. Eight hours per week of security provided by a paid security guard.</i>	<i>January 2001 – January 2002</i>	<i>By end of funding year anticipate a reduction in crimes during early morning and late night hours .</i>	<i>Weekly reports from security guard that state all wrongdoings while he/she is on duty. Monthly review with MHA staff.</i>	<i>\$12,376.00 funds requested</i>
	<i>5. The changing of our Youth Center to The Mercedes Boys and Girls Club Retama Unit. So that all members can be included in their programs and insurance.</i>	<i>January 2001 – January 2002</i>	<i>By end of funding year to have all age eligible resident youths involved in activities through the Boys and Girls Club to encourage and provide alternatives to drug, alcohol and sexual involvement.</i>	<i>Open enrollment meeting inviting all resident youths, sponsored by PHA staff and B/G Club staff. Continuous promotion of Boys and Girls Club through meetings and one on one contact.</i>	<i>MHA Staff Mercedes Boys and Girls Club.</i>
	<i>6. Survey of parents, teachers and students.</i>	<i>May 2001 – May 2005</i>	<i>Will analyze and evaluate surveys to establish areas of and productivity of program.</i>	<i>At initial enrollment questionnaire for parents on areas of concern. At end of school term questionnaire to be sent to parents, teachers, and students.</i>	

YEARTWO 01/2001- 01/2002	<i>SAMEASYEAR1</i>	<i>01/2001-01/2002</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>
YEAR THREE 01/2002- 01/2003	<i>SAMEASYEAR1</i>	<i>01/2002-01/2003</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>
YEAR FOUR	<i>SAMEASYEAR1</i>	<i>01/2003-01/2004</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>

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<i>01/2003-01/2004</i>					
<i>YEAR FIVE 01/2004-01/2005</i>	<i>SAMEASYEAR1</i>	<i>01/2004-01/2005</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>	<i>SAMEASYEAR1</i>

➤ *We submit a semi -annual Progress Report to HUD every six months and an end of Grant FINAL Report is submitted within 90 days of the completion of the program.*

<i>Activity</i>	<i>Goal of Activity</i>	<i>Strategy</i>	<i>Program Activity Addresses</i>	<i>Sites</i>
<i>M.H.A. YOUTH CENTER</i>	<i>To provide a safe haven from the street, drugs and criminal activity.</i>	<i>To provide alternatives to drugs through structured activities.</i>	<i>Giving our resident youth a choice to do well in studies, sports and other youthful activities.</i>	<i>Retama</i>
<i>M.H.A. TENANT PATROL</i>	<i>The basic goal is to make our developments a safe place to live and work.</i>	<i>To train local residents so not only be able to witness wrongdoing but be able to communicate it to the police.</i>	<i>Drugs, alcohol, and criminal activity in our developments.</i>	<i>Retama, Linda Vista, San Jacinto, Taylor, and Bluebonnet developments</i>

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<i>POLICE REIMBURSEMENT</i>	<i>Increasesafetythroughstate approvedsecurityguards</i>	<i>Reimburselocallaw enforcementofficersfor services.</i>	<i>Crimes</i>	<i>Retama,LindaVista,San Jacinto,Taylor,and Bluebonnetdevelopments</i>
<i>SECURITY PERSONNEL</i>	<i>Increasesafety throughstate approvedsecurityguards</i>	<i>Reimburselocallaw enforcementofficersfor services.</i>	<i>Crimes</i>	<i>Retama,LindaVista,San Jacinto,Taylor,and Bluebonnetdevelopments</i>

FIVEYEARGOALS&OBJECTIVES,MILESTONES,ANDMEASURESSECTIONTWO

<i>ACTIVITY</i>	<i>FIVE-YEAR PERFORMANCE MEASUREMENT</i>	<i>ANNUAL PERFORMANCE MEASUREMENT</i>	<i>BASELINE MEASUREMENT</i>	<i>TIME-TABLE</i>	<i>BUDGET</i>
<i>M.H.A.YOUTH CENTER</i>	<i>Increaseenrollmentof residentyouthto100%.</i>	<i>20%yearly increaseofyouth participation.</i>	<i>Presentyouth enrollment5 %.</i>	<i>On-going-year around</i>	<i>\$44,254.00 PHDEPfundings</i>
<i>M.H.A.TENANT</i>	<i>Increaseenrollmentof</i>	<i>20%yearly</i>	<i>Presentresident</i>	<i>On-going-year</i>	<i>\$2,000.00</i>

PATROL	<i>residents100%.</i>	<i>increaseofresident participation.</i>	<i>enrollment5%.</i>	<i>around</i>	<i>PHDEPfundings</i>
POLICE REIMBURSEMENT	<i>Reducecrimesby10%.</i>	<i>Reducecrimesby 2%annually.</i>	<i>175incidentsofcrime.</i>	<i>On-going-onyear round</i>	<i>\$12,480.00 PHDEPfundings</i>
SECURITY PERSONAL	<i>Reducecrimesby10%.</i>	<i>Reducecrimesby 2%annually.</i>	<i>175incidentsofcrime.</i>	<i>On-going-onyear round</i>	<i>\$12,376.00 PHDEPfundings</i>