

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006

Annual Plan for Fiscal Year 2002

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

PHA Plan Agency Identification

PHA Name: Bonham Housing Authority

PHA Number: TX038

PHA Fiscal Year Beginning: April 1, 2002

This represents a joint plan transmission on behalf of the Texoma Housing Partners Consortium. The Bonham Housing Authority is the lead agency. The following is a list of all housing authorities with the number of units and funding sources currently participating in the consortium. All units are public housing.

Bells TX089-	19 units- operating subsidy, capital funding
Bonham TX038-	104 units-operating subsidy, capital funding, drug elimination funding
Celeste TX126-	24 units- operating subsidy, capital funding
Ector TX088-	10 units- operating subsidy, capital funding
Farmersville TX221-	49 units- operating subsidy, capital funding
Gunter TX139-	12 units-operating subsidy, capital funding
Honey Grove TX0-93-	70 units-operating subsidy, capital funding
Howe TX108-	22 units-operating subsidy, capital funding
Ladonia TX092-	20 units-operating subsidy, capital funding, drug elimination funding
Pottsboro TX091-	11 units-operating subsidy, capital funding
Savoy TX097-	25 units- operating subsidy, capital funding
Tom Bean TX115-	19 units- operating subsidy, capital funding
Trenton TX127-	19 units- operating subsidy, capital funding
Van Alstyne TX132-	20 units-operating subsidy, capital funding
Whitewright TX107-	32 units-operating subsidy, capital funding
Windom TX220-	6 units-operating subsidy, capital funding
Princeton TX133-	16 units-operating subsidy, capital funding

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2002 – 2006 [24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is: (state mission here)

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.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.
PHA Goal: Expand the supply of assisted housing.
(Quantifiable measures would include targets such as number of families served or PHAS scores)

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies: Reduce by 5%
- 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: (PHAS score) Improve occupancy
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: continue to provide staff training
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: continue to improve units
- Demolish or dispose of obsolete public housing: demolish units in Van Alostne
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- _____ PHA Goal: Increase assisted housing choices
- Objectives:
 - _____ Provide voucher mobility 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:
 - xxx Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - _____ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - _____ Implement public housing security improvements:
 - _____ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - _____ Other: (list below)

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:
 - xxx Increase the number and percentage of employed persons in assisted families:
 - xxx Provide or attract supportive services to improve assistance recipients' employability:
 - xxx Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - _____ Other: (list below)

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

____ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

xxx Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

xxx 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:

xxx Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

____ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

xxx **Standard Plan**

Streamlined Plan:

_____ **High Performing PHA**

_____ **Small Agency (<250 Public Housing Units)**

_____ **Administering Section 8 Only**

_____ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

The Texoma Housing Partners Consortium has proven to be an effective and efficient way to manage multiple housing authorities. Combined finances and resources has provided the ability to accomplish various functions and work items that would not be completed otherwise. During the past year the Housing Authority of Princeton joined the consortium bringing the total housing authorities participating to seventeen with a total unit count of 476. The first consolidated capital contract was completed during 2001. Improvements included installation of central air conditioning, roof repairs, foundation repairs, new bathtub fixtures including tub surrounds, appliance replacements and various interior upgrades. Projected programs for the upcoming year 2002 include the development of three duplexes in Bonham, demolition of twelve units in Van Alstyne and continuing the capital improvements. The combined resources including operating subsidy, rental income, capital funding, drug elimination funding, interest income and the loan from TDHCA is \$2,175,492.00. The reserve level is at \$1,452,986.00.

Although the Drug Elimination Program is no longer funded, Texoma Housing Partners is committed to continuing and will utilize the capital funding for the programs established for the residents including GED courses, CNA training and security foot patrol.

[24 CFR Part 903.7 9 (r)]

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

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

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

Optional Attachments:

____ PHA Management Organizational Chart
xx FY 2002 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)

xxx	Texoma Housing Partners Consortium Agreement	53
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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.

Applicable & On Display	Supporting Document	Applicable Plan Component
xxx	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
xxx	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
xxx	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
xxx	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
xxx	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
xxx	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
xxx	Public Housing Deconcentration and Income Mixing Documentation: 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 18. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing xxx A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development check here if included in the public housing xxx A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
xxx	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
	Public housing grievance procedures check here if included in the public housing xxx A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
xxx	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	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
xxx	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8	Annual Plan: Homeownership

Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
xxx	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
xxx	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
xxx	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
	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

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or

Family Type	Overall Housing Needs for each family type	Affected from 1 to 5	1 to 5				
Use N/A to indicate that no information is available upon which the PHA can make this assessment.							
Income <= 30% of AMI	4782	5	4	4	2	4	4
Income >30% but <=50% of AMI	4375	4	4	4	2	4	4
Income >50% but <80% of AMI	4106	3	4	4	2	4	4
Elderly	2625	5	5	4	5	4	4
Families with Disabilities	538	5	5	4	5	4	4

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Race: White	10864	5	5	4	2	4	4
Race: Black	1585	5	4	4	2	4	4
Race: Hispanic	667	5	4	4	4	3	4
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: _____
 U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
 American Housing Survey data
 Indicate year: _____
 Other housing market study
 Indicate year: _____
 Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Waiting list total	566		
Extremely low income <=30% AMI	423	75	
Very low income (>30% but <=50% AMI)	126	48	
Low income (>50% but <80% AMI)	18	4	
Families with children	358	64	
Elderly families	199	36	
Families with Disabilities	5	1	
Race: White	447	79	
Race: Black	95	17	
Race: Hispanic	21	4	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? xxx No Yes</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

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

- xxx Employ effective maintenance and management policies to minimize the number of public housing units off-line
- xxx Reduce turnover time for vacated public housing units
- xxx Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- xxx 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 mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- xxx Other: (list below) Develop three energy efficient duplexes containing 6 total units using funds from the TDHCA Home funds.

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

- xxx 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
- xxx 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

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

B. 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 vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- xxx 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

- xxx 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:

- xxx 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
- xxx 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
- xxx 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)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public

housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	751,824.00	
b) Public Housing Capital Fund	839,419.00	

Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
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)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
TDHCA	361,925.00	
3. Public Housing Dwelling Rental Income	525,350.00	
4. Other income (list below)		
Interest	32,500.00	
4. Non-federal sources (list below)		
Total resources	2,511,018.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

____ When families are within a certain number of being offered a unit: (state number)

____ When families are within a certain time of being offered a unit: (state time)

xxx Other: (describe) immediately after completion of the application

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

Xxx Criminal or Drug-related activity

xxx Rental history

xxx Housekeeping

____ Other (describe)

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

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

e. ____ Yes xxx 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)

xxx Community-wide list

____ Sub-jurisdictional lists

____ Site-based waiting lists

____ Other (describe)

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

Xxx 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)

- xxx One
- ___ Two
- ___ Three or More

b. xxx 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:

Xxx ___ 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)

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

a. Preferences

1. xxx 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**)

1. 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)

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

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

1 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)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- xxx 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)

- xxx The PHA-resident lease
- xxx 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
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

 Other (list policies and developments targeted below)

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)

xxx 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)

(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:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the

coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: **The occupancy policy and lease has been amended to reflect Qhwra provisions.**

a. 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) 10% reduction to annual income for employed families.

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 re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
 - Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 - Other (list below)

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
 - The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

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)

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

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

(Select one) PHA's management structure and organization.

- 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: The Texoma Housing Partners is a Consortium comprised of seventeen housing authorities . There is a sixteen member Management team which consists of the following: (1) Executive Director, (1) Assistant Director, (2) Housing Managers, (1) Housing Specialist, (1) Occupancy Specialist, (1) Social Service Coordinator, (1) Clerk, (1) Maintenance Supervisor, (3) Maintenance Mechanic A, (3) Maintenance Mechanic B, (1) Maintenance Aide. There is one central office and two satellite offices. All maintenance equipment and materials is housed at the central office.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	476	25% or 119 units
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) Public Housing Maintenance and Management: (list below)

PHA Maintenance Policy

PHA Occupancy Policy

PHA Personnel Policy

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(I) 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 the PHA Plan as Attachment (state name) and attaching a properly updated HUD-52837.

-OR-

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

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

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

Line No.	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	167 883 00
3	1408 Management Improvements	15 000 00
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	80 000 00
8	1440 Site Acquisition	
9	1450 Site Improvement	100 000 00
10	1460 Dwelling Structures	476 536 00
11	1465 1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495 1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	839 419 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	25 000 00
24	Amount of line 20 Related to Energy Conservation	

**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
TX038 consorti wide	operations	1406	167883
	Drug Elimination Programs	1408	15,000
	Architect fee, inspector, fee security fee	1430	80,000
	Roof replacement, sidewalk repair cl clean outs, sewer lines	1450	100,0000
	upgrade electrical install central a/c sinks, faucets, screens, deadbolts tub enclousures	1460	476,536

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)
TX038 Consort Wide	9/30/04	9/30/05

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

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-

xxx 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)

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name Bonham HA				Xx C <input type="checkbox"/> Re
Development Number/Name/HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Wo FFY PHA
TX038-Consortia wide	Annual Statement	\$839,419	\$839,419	
CFP Funds Listed for 5-year planning				
Replacement Housing Factor Funds				

	Total CFP Estimated Cost	\$ 839,419		

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ____ Revitalization Plan under development
 - ____ Revitalization Plan submitted, pending approval
 - ____ Revitalization Plan approved
 - ____ Activities pursuant to an approved Revitalization Plan underway

____ Yes xxx No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Xxx Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below: **Replacement units in Van Alstyne. Several funding options are available and are under consideration for possible mixed financing of these units. Among those are the HUD Section 202 funding, Texas Department of Housing and Community Affairs- HOME funding, Federal Home Loan Bank of Dallas-Affordable Housing Program, conventional financing through local financial institutions, Housing Authority Capital funding, Housing Authority Reserve funds or a combination of any or all of the above.**

xxx 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: **Proposed development of (3) duplexes consisting of (6) UNITS.**

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Van Alstyne HA 1b. Development (project) number: TX 132
2. Activity type: xxx Demolition Disposition
3. Application status (select one) ___ Approved Xxx Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>09/05/01</u>
5. Number of units affected: Coverage of action (select one) 12 Part of the development ___ Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 1, 2001 b. Projected end date of activity: June 30, 2002

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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:)

_____ Requirements no longer applicable: vacancy rates are less than 10 percent

_____ Requirements no longer applicable: site now has less than 300 units

_____ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA
 [24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. ___ Yes xxx 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:
_____ HOPE I
_____ 5(h)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. PHAs with 800 or fewer units are not required to complete sub-component C.

A. PHA Coordination With the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 03/26/99

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

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

b. Economic and Social self-sufficiency programs

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

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)
Certified Nurses Aid Training	10 per class	waiting list	Veterans Administration	PHA residents and veterans
GED classes	24 per class	open enrolment	PHA HAT House	PHA residents and Sect. 8
Youth Programs	15 per class	open enrolment	PHA Community Center	PHA residents and community

(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 plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- xxx Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- xxx Informing residents of new policy on admission and reexamination
- Xxx Actively notifying residents of new policy at times in addition to admission and reexamination.
- xxx Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- xxx Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 of PHAs may skip to component 5. High performing PHAs participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

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

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

- xxx Safety and security survey of residents

- xxx 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
- xxx Resident reports
- xxx PHA employee reports
- xxx Police reports
- xxx Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- _____ Other (describe below)

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

- Bonham Housing Authority
- Ladonia Housing Authority

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

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

- _____ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- _____ Crime Prevention Through Environmental Design
- xxx_____ Activities targeted to at-risk youth, adults, or seniors
- xxx Volunteer Resident Patrol/Block Watchers Program
- _____ Other (describe below)

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

- Bonham Housing Authority**
- Ladonia Housing Authority**

C. Coordination between PHA and the police

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

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

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

Bonham Housing Authority

Ladonia Housing Authority

D. Additional information as required by PHDEP/PHDEP Plan

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

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

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)

**14. RESERVED FOR PET POLICY
PET OWNERSHIP RULES**

1. Common household pet means a domesticated cat, dog, bird, and fish in aquariums. These definitions do not include any wild animal, bird, or fish.
2. Each household shall have only one pet (with the exception of fish).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed _____ pounds. The animal's height shall not exceed _____ inches. Such limitations do not apply to a seeing eye or helping had dog used to assist a handicapped or disabled resident.
4. Each pet owner shall pay a pet deposit of _____. There is no pet deposit for fish, birds, gerbils, and guinea pigs. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of the pet owner's dwelling unit. The PHA shall refund the unused portion of the pet deposit to the pet owner within 30 days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
5. Pet owners shall license their pets yearly with the City. The pet owner must show the PHA proof of annual rabies and distemper booster inoculations.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof.

- A veterinarian shall verify that the spaying or neutering has been accomplished.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird shall confine the bird to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
 8. No resident shall keep, raise, train, breed, or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
 9. No pet owner shall keep a vicious or intimidating pet on the premises. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
 10. No pet owner shall permit his or her pet to disturb, interfere, or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere, or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping, and other activities of a disturbing nature. If the pet owner declines, delays, or refuses to remove the pet from the premises, the PHA shall do so.
 11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two days and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
 12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal's droppings at least every two days and take the animal to a veterinarian at least once per year. The pet owner shall not permit droppings from the animal to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
 13. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
 14. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
 15. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
 16. PHA staff shall enter a dwelling unit where a pet has been left untended for 24 hours, remove the pet, and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
 17. All residents, including the elderly, handicapped, and disabled, are prohibited from feeding, housing, or caring for stray animals or birds. Such action shall constitute a pet without permission of the PHA.
 18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of

- the pet from PHA premises.
19. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove all pets from the premises except one.
 20. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

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

Resident's Signature

PHA Staff Member's Signature

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ___ Yes xxx 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

[24 CFR 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 (File name)
 - Provided below:
 3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary): Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

D. Other Information Required by HUD

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

TEXOMA HOUSING PARTNERS CONSORTIUM AGREEMENT

WHEREAS, the 100% Low Rent Public Housing Authorities of the Cities of: Bells, Bonham, Celeste, Ector, Gunter, Farmersville, Howe, Honey Grove, Ladonia, Pottsboro, Savoy, Tom Bean, Trenton, Van Alstyne, Whitewright, and Windom, Texas, hereby agree to join together to form, operate, and maintain a voluntary consortium to be known as TEXOMA HOUSING PARTNERS (THP) for the purpose of administering public housing funds and to provide for the public housing needs of the citizens of their respective cities; and

WHEREAS, the operation and maintenance of THP involves certain responsibilities and privileges; and,

WHEREAS, it is the intent of this Consortium Agreement to provide the basic framework for this cooperative endeavor;

WHEREAS, it is our mutual goal to combine our total resources to provide public housing needs beyond our individual capabilities and in accordance with 24 CFR 943, the Bonham Housing Authority is designated as the lead agency; now therefore

The sixteen (16) public housing authorities who are signatories to this Consortium Agreement agree as follows:

ARTICLE I

The sixteen (16) public housing authorities whose approval is attached hereto agree to operate and maintain THP offices at the Bonham Public Housing Authority Administrative Offices located at 810 West 16th Street, Bonham, Texas, and such other locations as the Governing Board of THP may from time to time designate. THP shall be governed by a policy-making board consisting of seventeen (17) voting members who shall serve terms of three (3) years, with the exception that initial members shall have staggered terms to provide continuity of THP's program. Each of the existing sixteen (16) public housing authority boards shall designate one (1) member to the initial THP Governing Board. Upon convening for the first time, these sixteen (16) members shall draw lots to determine five (5) members to serve an initial one (1) year term; five (5) members to serve an initial two (2) year term; and six (6) members to serve an initial three (3) year term. Members may be appointed to the THP Governing Board for successive terms. After appointment for an initial term by the sixteen public housing authorities, subsequent appointments or reappointments will be made by the mayor of each city represented in accordance with Chapter 392, Subchapter 3, Section 392.031 of the Local Government Code. One public housing resident of one of the member public housing authorities will be appointed for a three (3) year term. This resident will be appointed in accordance

with a selection process to be established by the THP Governing Board. In the event that new members are added under the terms of Article IV hereof, such new members will have a member appointed to the Governing Board by the mayor of the city represented.

This Governing Board shall have policy-making authority for THP and shall be known as the Board of Directors. THP shall operate on a fiscal year that shall begin on April 1 of each calendar year and end on March 31 of the following year. Bonham Housing Authority, acting as the lead agency, is designated to receive HUD program payments on behalf of participating PHAs, to administer HUD requirements for administration of the funds, and to apply the funds in accordance with the consortium agreement and HUD regulations and requirements. All participating PHAs are subject to the joint PHA Plan submitted by the lead agency.

If a member of the Board of Directors resigns, dies, or is absent from three (3) consecutive meetings, the appointing authority may designate a new member to complete the unexpired term of the departing member upon written notice by the President of the Board of Directors.

ARTICLE II

The Board of Directors of THP, by majority vote, shall be responsible for the approval of the expenditure of all funds made available to THP from all sources including, but not limited to, U.S. Department of Housing and Urban Development (HUD) subsidy, rent roll income, interest income, and the sale of fixed assets or surplus equipment. Such expenditure of funds will be made from the depository selected under Article IV, and may be expended upon check or warrant signed by the Secretary/Treasurer, countersigned by the President, or in the absence or inability of the President to act, the Vice-President. The Board of Directors of THP shall enter into a management contract with Texoma Council of Governments (TCOG) to provide administrative services, property maintenance, and fiscal operations for THP. The scope, nature and compensation for such services shall be mutually agreed upon by the Board of Directors and TCOG.

ARTICLE III

TCOG's Public Housing Director shall prepare and submit to the Board of Directors a standard operating procedural manual. The Public Housing Director shall prepare an annual budget and recommendations to be presented to the Board of Directors for their consideration and approval in accordance with the schedule established by HUD. The approval of the budget by the Board of Directors shall be contingent upon the availability of sufficient funds in the form of HUD subsidy, projected rental income, and operating reserves.

ARTICLE IV

The activities of THP shall be financed by a fund which shall be set up in a depository to be selected by the Board of Directors. Each public housing authority shall, upon execution of this

agreement, and selection of the depository by THP, execute such forms and documents so as to 1) authorize HUD to make payment of all subsidy amounts directly to the selected depository, and 2) authorize transfer of existing operating reserve amounts to the selected depository.

The Board of Directors may consider requests from other public housing authorities to be admitted to and become cooperative partners of THP on an equal basis with the participating partners to this agreement. New members shall agree to comply with the provisions of Article IV, paragraph 1, upon acceptance by the Board of Directors.

ARTICLE V

In the event that any of the original sixteen (16) parties to this agreement or any parties subsequently admitted under Article IV desires to disassociate themselves from THP, it shall be necessary for that particular public housing authority to give written notice to the Board of Directors. Such notice of intention to disassociate from THP will be effective at the end of THP's fiscal year during which notice is given provided that at least ninety (90) days remain in the fiscal year. In the event that less than ninety (90) days remain in THP's current fiscal year, such notice of intention to disassociate from THP will be effective at the end of the succeeding fiscal year. In the event of that one or more public housing authorities give proper notice to the remaining members of their intention to disassociate from THP, the other parties may continue to operate THP. In the event that all of the cooperative public housing authorities jointly agree to dissolve the THP, the assets of THP will be disposed of in a manner designated by the Board of Directors and the net proceeds, after the satisfaction of all indebtedness, will be divided among the cooperative public housing authorities in a manner designated by them. Any party may challenge the manner for disposing of assets provided by a majority of the Board of Directors by submitting to the non-challenging parties three (3) names of individuals acceptable as an arbitrator to the challenging party. The non-challenging parties may select one (1) of the named individuals to arbitrate the manner of disposition. If none of the individuals are acceptable to the non-challenging parties, they shall submit the names of three (3) individuals acceptable as an arbitrator from which the challenging party may select. The alternating submission of names of individuals shall be continued until one (1) mutually acceptable person is selected. The selected arbitrator shall establish the procedures for arbitration of the issue. The decision of the arbitrator will be finding on all parties.

ARTICLE VI

The appointed members serving on the Board of Directors shall meet no less often than annually at a time and place to be determined. The President shall also be authorized to call special meetings in accordance with applicable state laws. A simple majority of fifty-one percent (51%) of the total number of voting members shall constitute a quorum for the transaction of business.

Special meetings called by the President shall be announced in accordance with the Texas Open Meetings Act. The posted notice shall specify the time, place, and subject of the called meeting

and business transacted at such called meetings shall be confined to the subjects as stated in such notice.

When a quorum is present at any meeting, the vote of the majority of the voting members shall decide any question brought before the meetings, except that a two-thirds (2/3) affirmative vote of the total number of representatives shall be required to amend the Consortium Agreement.

The President of the Board of Directors shall preside at all meetings. In the absence of the President, the Vice-President shall preside at these meetings. In the absence of both the President and the Vice-President, the Secretary/Treasurer shall preside at these meetings. In the event that any of the aforementioned officers of THP are unable to attend any meeting, the members present at the meeting shall, in a manner deemed acceptable to them, designate a presiding officer from among them, provided that a quorum is present to conduct business.

ARTICLE VII

The officers and duties of THP are as follows:

21. The duties of the President of the Board of Directors shall be:
 1. Preside at meetings of the Board of Directors
 2. Sign official documents
 3. Call special meetings as required and in accordance with provisions of the Open Meetings Act
 4. Recommend committee appointments to include but not be limited to, audit committee, budget committee, nominating committee
 5. The President shall not vote on matters before the Board of Directors except to cast the tie breaking vote in the event of a tie vote
22. The duties of the Vice-President of the Board of Directors shall be to assume the duties of the President in the event the President is absent or otherwise unable to fulfill his or her responsibility.
23. The duties of the Secretary/Treasurer shall be:
 1. Preside at meetings of the Board of Directors in the absence of both the President and Vice-President
 2. Sign official documents

ARTICLE VIII

THP shall have an annual audit made of its financial accounts and transactions during the preceding fiscal year. Such audit shall be made in conformance with applicable laws and regulations.

ARTICLE IX

This Consortium Agreement shall become initially effective upon the date of ratification by the minute order, resolution or other appropriate signification of assent by the parties hereto as shown by a certified copy of said minute order, resolution, or other appropriate signification of assent under the hand of the Chairman of the public housing authority of the initial sixteen (16) cooperative members; or a similar certified copy in the case of any public housing authority becoming a member of THP after the execution of this Consortium Agreement by the parties originally signatories hereto, or any parties subsequently admitted with the participating public housing authorities to this Agreement

This Consortium Agreement may be amended by affirmative letter vote of two-thirds (2/3) of the total number of

members of the Board of Directors, provided that the proposed amendment was discussed and authorized for consideration at a regular or special called meeting of the Board of Directors.

This agreement is effective as of April 1, 2000, or the date of signature below, whichever is later.

Attachments

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

FOLLOW UP PLAN- RASS SECURITY AND NEIGHBORHOOD APPEARANCE

This follow up plan will apply to all cities participating in the Texoma Housing Partners Consortium.

SECURITY- In an effort to further enhance the level of security provided to all residents an assessment of the following items will be conducted:

1. **Lighting-** An assessment will be conducted per site to determine the need for any additional exterior lighting including flood lights or pole lights.
2. **Vacant Units-** All vacant units will be monitored on a regular basis to ensure they remain secure and to prevent any vandalism.
3. **Crime Prevention-** Information pertaining to programs available in our area will be provided to all residents. Contact with the local Police Department will be made in an effort to strengthen the lines of communication between residents and the Police Force.

Neighborhood Appearance- In an effort to improve and maintain the overall appearance of the properties the following steps will be taken:

1. Improvements to the exterior are planned in the capital budget I including replacement of all deteriorated fascia and exterior painting.
2. Currently there is provided a pest control treatment every six weeks. When a resident develops an infestation in their unit the PHA takes additional steps and works individually with them to eradicate the situation. Full compliance from the resident is an absolute to successfully accomplishing the eradication of an infestation. In an effort to control and maintain a pest free property, resident compliance will be enforced more strictly.
3. Currently there are residents participating in the Resident Stipend Program who pick up trash on the PHA property three times a week. A property inspection is conducted to ensure that the trash is

removed. Stricter resident compliance will be enforced to ensure the property appearance is maintained.

Implementation of the steps listed above will begin immediately.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor

PHA Name: Bonham HA

Grant Type and Number TX21P09250100

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
x Performance and Evaluation Report for Period Ending: 6/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
	Total non-CFP Funds		
	1406 Operations	164,746.00	
	1408 Management Improvements		
	1410 Administration		
	1411 Audit		
	1415 Liquidated Damages		
	1430 Fees and Costs	56,763.00	
	1440 Site Acquisition		
	1450 Site Improvement	21,496.00	
0	1460 Dwelling Structures	465,740.00	
1	1465.1 Dwelling Equipment—Nonexpendable	45,000.00	
2	1470 Nondwelling Structures		
3	1475 Nondwelling Equipment	70,000.00	
4	1485 Demolition		
5	1490 Replacement Reserve		
6	1492 Moving to Work Demonstration		
7	1495.1 Relocation Costs		
8	1499 Development Activities		
9	1501 Collaterization or Debt Service		
0	1502 Contingency		

		Original	Revised	
1	Amount of Annual Grant: (sum of lines 2 – 20)	823,745.00		
2	Amount of line 21 Related to LBP Activities			
3	Amount of line 21 Related to Section 504 compliance			
4	Amount of line 21 Related to Security – Soft Costs			
5	Amount of Line 21 Related to Security – Hard Costs			
6	Amount of line 21 Related to Energy Conservation Measures			

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

PHA Name: Bonham Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P09250100 Replacement Housing Factor Grant No:			
Development Number Name/H A-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quan tity	Total Estimated Cost	
				Original	Revised
TX038- Consortia- wide	Operations	405		164, 746	
TX038- Consortia-wide	Architect, Inspector fees	430		56, 763	
TX038- Consortia- Wide	(1) van, (2) trucks	1475		70, 000	
TX038- Consortia- wide	Purchase refrigerators, stoves, water heaters	1465		45, 000	
TX038- Consortia-wide	Exterior paint	1450		21, 496	
TX038- Consortia- wide	Installation of central A/C	1460		465, 740	

**PHA Plan
Table Library**

