

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority City of Edinburg

PHA Number: TX062

PHA Fiscal Year Beginning: 04/01/03

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- v 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.

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

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- v PHA Goal: Expand the supply of assisted housing
Objectives:
 - v Apply for additional rental vouchers:
 - v Reduce public housing vacancies:

- v Leverage private or other public funds to create additional housing opportunities:
- v Acquire or build units or developments
- Other (list below)

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

- v PHA Goal: Increase assisted housing choices
Objectives:
 - v Provide voucher mobility counseling:
 - v Conduct outreach efforts to potential voucher landlords
 - v Increase voucher payment standards
 - v Implement voucher homeownership program:
 - v 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

- v PHA Goal: Provide an improved living environment
Objectives:
 - v Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - v Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

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

1. Increase the number of residents graduating into the Homeownership Program.
2. Continue with the Home Ownership Program's A) Budgeting Classes B) Credit Counseling Classes C) Housekeeping Classes
3. Increase the number of participants in the Family Self-Sufficiency Program by motivation and counseling.
4. Will continue to provide Family Self Sufficiency Program Escrow accounts for those families, which qualify.
5. Increase meaningful resident participation in the improvement of their developments and neighborhoods.
6. Continue to network with the local agencies, school district and City.
7. Implement the Community Service / Self-Sufficiency Policy. We are encouraging our resident to volunteer at the Housing Authority. We have residents volunteering in:
 - a. Resident Patrol
 - b. Providing child care for those attending the GED & ESL Classes
 - c. Sewing Classes
 - d. Providing childcare for those attending the sewing classes.
 - e. Helping out with fundraisers.
 - f. Helping out with the Drug Elimination Program.

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

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

Objectives:

- v Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- 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

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

Objectives:

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

1. Retain high quality employees who are an asset to the Housing Authority.
2. Conduct annual evaluations on employees.
3. Continue to monitor staff to assure exceptional service to clients.
4. Provide regular training to staff.
5. Post anti discrimination posters.

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The City of Edinburg is located in the western part of Hidalgo County, approximately seventeen miles north of the Rio Grande River, along the Texas-Mexico border. In 1930, the City only had 4,821 residents. Since the City of Edinburg has consistently grown in size and population. The City of Edinburg's 2000 population, according to the U.S. Census count is 48,465. This figure represents an increase of 40.1% from the 1990 census. The Hispanic population represents 88.3% of the total community. The remaining minorities represent the other 11.7% of the total community.

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

1. Retain high quality employees.
2. Conduct annual evaluations and have scheduled training sessions on a continuous basis.
3. Apply for vouchers as soon as NOFAs are issued.
4. Apply for any and all grants that the Housing Authority can qualify for.
5. Apply for Tax Credits to build affordable housing to produce additional resources.
6. Apply for bank loans so as to be able to continue with the phases of the Home Ownership Program.
7. Apply for HOPE VI during 2003.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	01
ii. Table of Contents	02
1. Housing Needs	05
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	26
7. Capital Improvement Needs	27
8. Demolition and Disposition	29
9. Designation of Housing	30
10. Conversions of Public Housing	31
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	40
14. Pets (Inactive for January 1 PHAs)	42
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	44
17. Asset Management	44
18. Other Information	45

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
4	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
4	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
4	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
4	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
4	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
4	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
4	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
v4	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
4	Public housing rent determination policies, including the methodology for setting public housing flat rents V check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
4	Schedule of flat rents offered at each public housing development V check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
4	Section 8 rent determination (payment standard) policies V check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
4	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
4	Public housing grievance procedures V check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
4	Section 8 informal review and hearing procedures V check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
4	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
4	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
4	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
4	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 <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
4	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
4	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
4	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
4	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 other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	916	5	5	5	5	5	5
Income >30% but <=50% of AMI	505	5	5	5	5	5	5
Income >50% but <80% of AMI	N/A	N/A	N/A	N/A	NA	N/A	N/A
Elderly	200	5	5	5	5	5	5
Families with Disabilities	151	5	5	5	5	5	5
Race/Ethnicity (Hispanic)	86%						
Race/Ethnicity (Other)	14%						
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** 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)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	577		184
Extremely low income <=30% AMI	478	82.9%	
Very low income (>30% but <=50% AMI)	72	12.4%	
Low income (>50% but <80% AMI)	27	4%	
Families with children	487	84.4%	
Elderly families	40	7%	
Families with Disabilities	56	9.7%	
Race/ethnicity (Hispanic)	567	98.2%	
Race/ethnicity (other)	10	1.7%	
Race/ethnicity	0	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	180	31.1%	40
2 BR	234	40.5%	45
3 BR	140	24.2%	41
4 BR	23	3.9%	11
5 BR	0	0	0
5+ BR	0	0	0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	700		295
Extremely low income <=30% AMI	571	81.6%	
Very low income (>30% but <=50% AMI)	104	14.8%	
Low income (>50% but <80% AMI)	25	3%	
Families with children	669	88.7%	
Elderly families	16	2.2%	
Families with Disabilities	56	8%	
Race/ethnicity	679	97%	
Race/ethnicity	21	3%	
Race/ethnicity	0	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	113	14.9%	31
2 BR	304	40.3%	86
3 BR	295	39.1%	83
4 BR	42	5.5%	11
5 BR	0	0	0
5+ BR	0	0	0

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	725,048.00	
b) Public Housing Capital Fund	760,098.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,939,505.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	115,229.00	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Moderate Rehab. Program	232,286.00	
Area Agency on Aging	10,080.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
4. Other income		
5. Non-federal sources (list below)		
Total resources		

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)
- v Other: (describe)

Since our waiting list is small we verify eligibility for admission right away being that they will be offered a public housing within a couple of months.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing
- 0 Owner, Inaccessibility, Property Disposition)
- 0 Victims of domestic violence
- 2 Sub standard housing
- 3 Homelessness
- 4 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) De-concentration 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. v 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
- v Other (list below)
1. Flat Rents
- 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)
- v 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)
- v 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)
- v 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: Additional time will be granted if the family provides proof that it hasn't been able to locate an apartment or house which meets the HQS guidelines.

(4) Admissions Preferences

a. Income targeting

- v 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. v 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

- v Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- v Substandard housing
- v Homelessness
- v 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
- v Veterans and veterans' families
- v Residents who live and/or work in your jurisdiction
- v Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- v Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- v 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

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
- 2 Substandard housing
- 3 Homelessness
- 4 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)

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

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

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

f. Rent 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) \$3,600
- 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)

(2) Request for hardship exemption.

(1) For Section 8 Certificate, Voucher and Moderate Rehabilitation Programs and Project-Based Section 8 Assistance.

(A) If a family requests a hardship exemption, the responsible entity must suspend the minimum rent requirement beginning the month following the family's hardship request until the responsible entity determines whether there is a qualifying financial hardship and whether it is temporary or long term.

(B) If the PHA determines there is a qualifying financial hardship, but that it is temporary, the PHA may not impose a minimum rent for a period of 90 days from the date of the family's request. At the end of the 90 – day suspension period, a minimum rent is imposed retroactively to the time of suspension. The family must be offered a responsible repayment agreement for the amount of back rent owed.

(2) For all Programs

(A) If the PHA determines there is no qualifying hardship exemption, the PHA will reinstate the minimum rent including the back payment for minimum rent from the time of suspension on terms and conditions established by the responsible entity.

(B) If the PHA determines there is a qualifying long-term financial hardship, the responsible entity must exempt the family from the minimum rent requirements.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. (See Page #____)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	469	180
Section 8 Vouchers	723	228
Section 8 Certificates		
Section 8 Mod Rehab	21	14
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)
Occupancy Policy
Maintenance Plan

(2) Section 8 Management: (list below)
Administrative Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment #7 (See Page #51)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

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

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

- 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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes v 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: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

PHA: Housing Authority City of Edinburg
DEV. NAME: Albores
220 South 25th St.
Edinburg, TX

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

PHA: Housing Authority City of Edinburg
DEV. NAME: El Jardin
22nd & Lovett
Edinburg, TX

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

PHA: Housing Authority City of Edinburg
DEV. NAME: Lantana

**1200 North 1st St.
Edinburg, TX**

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

**PHA: Housing Authority City of Edinburg
DEV. NAME: La Posada
900 So. Sugar Rd.
Edinburg, TX**

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

**PHA: Housing Authority City of Edinburg
DEV. NAME: The Towers
201 North 13th St.
Edinburg, TX**

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

**INITIAL VOLUNTARY CONVERSION ASSESSMENT
(Not eligible for Conversion)**

PHA: Housing Authority City of Edinburg
DEV. NAME: Manuel Ramirez Viviendas
900 So. 18th
Edinburg, TX

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development **does not meet the necessary conditions for voluntary conversion**. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

v 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
v 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

v 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:

1. Minimum Payment
2. Loan Must Meet Criteria
3. Must meet normal underwriting criteria

Section 8 Home Ownership Program **Capacity Statement**

To date there have been fifty-nine homes built at the Sunrise Estates; six during the last phase. All phases have provided eligible families with three bedroom brick veneer homes.

During the first part of 2002 six families moved into their new homes. The six families went directly to a financial institution for a mortgage loan. Under this fashion families were selected based on their annual income. Those paying the highest rent were targeted first. Since rent is based on income these families were suitable for first time home ownership.

Quality Investments Construction Company constructed the six homes and Mr. James Holzem designed the houses.

Six more homes will be construction during this month (January 2003).
The families should be moving into the homes by the mid summer.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- v Yes No: Has the PHA has 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? **03/15/01**

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

- v Client referrals
- v 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
- v Public housing admissions policies
- v Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>G.E.D. Classes</i>	20	<i>None</i>	<i>3 Developments – Community Center</i>	<i>Both</i>
English as a Second Language	20	None	3 Developments – Community Center	Both
Home Ownership Classes	15	From Current Participants	The Towers Community Center	Both

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

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

[24 CFR Part 903.7 9 (n)]

PET POLICY

This policy allows common household pets as authorized by the policy, domesticated animals, such as cats, dogs, fish, birds, rodents (including rabbits) and turtles, that are traditionally kept in the home for the pleasure rather than for commercial purposes.

The residents are required to register their pets with the Authority before they are brought into the premises and such registration will be done on an annual basis.

The following will be required from the family 1) Sufficient information to identify the pet and demonstration that it is a common household pet and a picture. 2) Certificate from a licensed veterinarian or local authority empowered to inoculate animals. 3) The information regarding the responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet. 4) A Statement that the resident has read the policy and agrees to terms.

The Housing Authority may refuse to register a pet if: 1) Is not a common household pet 2) The keeping of the pet would violate any applicable house pet rule; 3) The pet owner fails to provide complete pet registration information; 4) Owners fail to update the pet registration

annually. 5) We determine that based on the pet owners "habits and practices and the pet" temperament, that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations; 6) Financial ability to care for the pet will not be a reason for the Authority to refuse to register a pet.

The Authority will notify the owner if there is a reason for refusal to register the pet and shall specify in the notice.

The cats and dogs shall be limited to small breeds where total weight shall not exceed twenty pounds and total height shall not exceed twelve inches. No chows, pit bulls, Dobermans, German police dogs, or any other known fighter breed will be allowed on the premises. All pets shall be neutered or spayed, and verified by veterinarian, the cost to be paid by the owner.

A one time fee of \$350.00 pet fee shall be made to the Housing Authority to help cover cost of damages to the unit caused by the pet. Pets shall be quartered in the resident's unit. Animals shall be kept on a leash and controlled by a responsible individual when taken outside. Pets will not be allowed on specified common areas such as clotheslines, social rooms, office, maintenance space, etc. Each family will be responsible for the noise or odor caused by their pet. Obnoxious odors can cause health problems and will not be tolerated.

The pet owners will be responsible and liable for any and all bodily harm to other residents or individuals and destruction of personal property belonging to others caused by owner's pet will be the moral and financial obligation of the pet owner. If the pet owner fails to comply with the rules it may lead to removal of the animal and or termination of residency.

The rules under the pet ownership Policy except the deposit shall not apply to animals that are used by persons with disabilities.

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.

FAIR HOUSING DOCUMENTATION:

Edinburg Housing Authority has reviewed its policies, procedures, and marketing outreach in regards to the compliance of The Fair Housing Act and finds no deficiencies. This finding is a result of the following acts.

- 1) No discrimination was found in the application phase or admissions because of:
 - Race or color
 - National origin
 - Religion
 - Sex

- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
 - Handicap
- 2) None of the following actions were taken, regarding the rental of a unit, based on race, color, national origin, sex, familial status or handicap:
- Refused to rent a unit
 - Refused to take an application
 - Close the waiting list
 - Deny a unit
 - Set different terms or conditions for the rental of a unit
 - Provide different housing services or facilities
 - Falsely deny that housing is available for rent
 - Deny anyone access to membership in a facility or service related to renting a unit
- 3) Neither has the Housing Authority
- Threatened, coerced, intimidated or interfered with anyone exercising a fair housing right or was assisting other who exercised that right.
 - Advertised or made any statement that indicated a limitation or preference based on race, color, national origin, religion, sex familial status or handicap.
- 4) As a landlord, in regards to people with disabilities, the Housing Authority has never.....
- Refused to allow the tenant to make reasonable modification to the unit, at the tenant's expense, if the unit is not one of the previously designated handicapped units.
 - Refused to make additional modification to the designated handicapped units and common used areas.
 - Refused to make reasonable accommodations in rules, policies, practices or services if necessary for the handicapped person to use the unit.
- 5) Edinburg Housing Authority does not and has never discriminated against families in which one or more children under 18 live with a parent, or a person who has legal custody of the child/children, or the designee of the parent or legal custodian. This also applies to pregnant women and anyone securing legal custody of a child under 18.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. v Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. v Yes No: Was the most recent fiscal audit submitted to HUD?
3. v Yes No: Were there any findings as the result of that audit?
4. Yes v No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 02

5. v 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 v 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 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes v 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:

Note: The comments made were pertaining to work orders, which hadn't been done. There were no recommendations pertaining to the PHA Plan.

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).

1. Consolidated Plan jurisdiction: Edinburg (County of Hidalgo, Texas)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - 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.

Attachments

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

ATTACHMENT #1

**STATEMENT OF PROGRESS IN MEETING
THE FIVE-YEAR PLAN MISSION AND GOALS**

The Mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination has been met in the year 2002. The Housing Authority has served as a stepping stone and has encouraged the families to participate in the various programs offered at the Housing Authority. All the programs are designed to promote self-sufficiency and a drug free environment

The Administrative Staff moved into the new administration building during the first part of March 2002. The Housing Authority had a joint celebration and celebrated the open house

and also the 30th Anniversary of Mrs. Estella L. Trevino as Executive Director of the Edinburg Housing Authority.

The Edinburg Housing Authority applied for additional Vouchers but was not funded.

During the first part of 2002 we were able to move in 6 families into new homes, which are located at Sunrise Estates. The 6 families graduated into the Homeownership Program and became taxpayers. Mr. James Holzem designed the six homes and did an outstanding job. Construction of 6 more houses will commence during January 2002. We have submitted an application to the Texas Department of Housing and Community Affairs for a down payment assistance grant.

The score for the PHAS was just received for fiscal year ending March 31, 2001 and we obtained the high performer score.

The Housing Authority has worked diligently to improve the tenants' assessment and outlook of the maintenance and management. The scores have improved in this area and monitoring will continue.

We have commenced a new program with the Hidalgo County Community Supervision and Corrections Department. The program consists of gentlemen and ladies required by the courts to do community hours. The persons are referred by the Hidalgo County Community Supervision and Corrections agency to the Housing Authority to do community work. WE have utilized the volunteers and there has been a major improvement in the exterior appearance of the developments. The yards have been landscaped and the exteriors of the buildings have been painted. We are also using the people in the make ready process. The program has proven to be an asset to the agency and we are saving thousands of dollars in labor. On an average 565 hours of community service are provided to the agency within a month's period.

We have also completed work under the Capital Fund Program, which the residents believed was a priority. The elderly residents from Manuel Ramirez Viviendas and El Jardin were delighted when the central air conditioning systems were installed in their units. The average temperate in the Rio Grande Valley during the hot summer months are always at 100 plus.

We were granted a status of a high performer under the SEMAP for fiscal year ending March 31, 2001. We have not been notified as to the score for this past year. We have continued to monitor the program closely and believe we were able to obtain a good score.

The Housing Authority has continued to ensure that it offers equal opportunity and affirmatively furthers fair housing to all people that we serve.

The Housing Authority has retained the high quality employees who are an asset for the Housing Authority. We feel that changes have taken place, which were changes for the betterment of the programs and the people we serve.

ATTACHMENT #2

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

The Housing Authority City of Edinburg has one Resident Commissioner and her name is Ms. Laurentina Juarez. Ms. Juarez resides at the Manuel Ramirez Viviendas and was appointed to the Board during November 2002.

Ms. Perla Longoria was the former Resident Commissioner. Ms. Longoria used to reside at The Towers and served as Commissioner for the past two years.

Mrs. Perla Longoria's term of office is as follows:

December 18, 1998 to November 30, 1999
November 30, 1999 to November 30, 2001
November 29, 2001 to November 29, 2003

Mr. Joe Ochoa, Mayor of Edinburg appoints the Resident Commissioner(s).

ATTACHMENT #3

Edinburg Housing Authority Organizational Chart

U.S. Department of Housing & Urban Development

Edinburg Housing Authority Board of Commissioners

Executive Director

Maintenance Superintendent
Foreman
Mechanic Aide A & B
Maintenance Aide A & B
Utility Laborer
2 – Custodian

Grant Writer / Administrator

Drug Elimination Program Coordinator
Drug Elimination Program Staff
Security Personnel

Deputy Director / Section 8 Director

Section 8 Manger
Section 8 Asst. Manager

3 – Case Workers
2 – Inspectors

Family Self Sufficiency Coordinator
Homeownership Program Coordinator
Procurement Officer

Low Rent Program Director

Bookkeeper & Clerk
3 Project Managers
Inspector
Tenant Selector
Social Services Coordinator
Van Driver / Clerk
Capital Fund Coordinator
Capital Fund Foreman & Workers

ATTACHMENT #4

**De-concentration Policy
(Amendment to Admissions & Occupancy Policy)**

In its assignment of units, the Housing Authority will, to the maximum extent possible, avoid concentration of the most economically and socially deprived families in any one or all of its developments, in an attempt to achieve a broad range of income. As required by the Quality Housing and Work Responsibility Act of 1998.

1. At least 40% of the families admitted during the fiscal year must not have income over 30% of the median income for the area, as defined by HUD.
2. In order to prevent or correct concentrations of the lowest income families in any one project, the Housing Authority may skip over another family on the waiting list in order to house a family with higher income.

ATTACHMENT #5

**PHA's Definition of Substantial Deviation &
Significant Amendments / Modifications to the Plan**

The Housing Authority City of Edinburg's definition of substantial deviation and significant amendments / modifications to the plan are as follows:

- 1) Changes to rent or admissions policies or organization of the waiting list are made.
- 2) Additions of non-emergency work items, which are not included in the current Annual Statement or Five -Year Action Plan or change in the use of replacement reserve funds under the Capital Fund.
- 3) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

When and if the Housing Authority should have any of the mention changes, the Housing Authority will:

- 1) Consult with the Resident Advisory Board as defined in 24 CFR 903.13.
- 2) Ensure consistency with the Consolidated Plan of the jurisdiction as defined in 24 CFR 903.15.
- 3) Provide a review of the amendments / modifications by the public during a 45-day public review period as defined in 24 CFR 903.17.
- 4) Will not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors. This meeting, at which the amendment or modification is adopted, must be open to the public.
- 5) Will not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures as defined in 24 CFR 903.23).

Attachment #6

RESIDENT ADVISORY BOARD

Ms. Cecilia Reynoso, Albores Resident Council President
Ms. Joaquina Alvarado, Albores Resident Council Vice-President
Ms. Maria Arvizu, El Jardin Resident Council President
Ms. Angelica del Valle, El Jardin Resident Council Vice-President
Mr. Azael Arredondo, Lantana Resident Council President
Ms. Miriam Gonzalez, Lantana Resident Council Vice-President
Mr. Ciro Zavala, La Posada Resident Council President
Ms. Candelaria Rodriguez, La Posada Resident Council President
Ms. Deedie McKinney, The Towers Resident Council President
Ms. Juana Cantu, Manuel Ramirez Viviendas Resident Council President

ATTACHMENT #7

CUSTOMER SERVICE FOLLOW-UP PLAN 2002

The Edinburg Housing Authority received the results from the Resident Service and Satisfaction Survey that was sponsored by HUD's Real Estate Assessment Center (REAC). The purpose of the survey was to find out how satisfied the residents are with their conditions and to help improve the quality of life in the development.

Our Score is as follows:

OVERALL SCORE

Surveys Sent: 291 **Surveys Returned:** 107 **Response Rate:** 38%
Undeliverable Surveys: 9

	Score	Nat'l Average
Maintenance and Repair 90.6%	82.8%	
Communication	71.6%	76.8%
Safety	75.2%	75.0%
Services	86.6%	94.1%
Neighborhood Appearance	70.9%	77.4%

The Edinburg Housing will strive to improve the resident's perception of Communication and Neighborhood Appearance, which scored below the 75% threshold. We have implemented a Follow-Up Plan based on the results from the Resident Service and Satisfaction Survey which is addressed below.

COMMUNICATION

Clear communication of services, procedures, other neighborhood-related issues and activities is a critical component in the success of a development. This section measures the level of that communication in the area of events, activities, and other programs available to residents, and the ability of residents to communicate with management regarding problems and issues. The following are suggestions we are implementing to improve in this area:

- Arrange to communicate with residents (hold a resident meeting, meet with the Resident Advisory Board (RAB) and/or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should be improved.

- Train PHA staff to effectively and politely communicate with residents. Conduct role playing exercises and demonstrate the appropriate manner to interact with residents.
- Ensure there are adequate internal PHA communications.
- Make sure there are written policies and procedures, that residents have copies of them and that they have input and are in agreement with them. Avoid dictating policy and encourage residents to participate in policy development.
- Have frequent resident meetings, inviting the residents to help set up the agenda.
- Try to communicate with in their spoken language, if they do not understand English.
- Identify an effective method of communicating with residents, such as flyers/letters sent with rent bill, flyers/letters placed in mailboxes or a community bulletin board.
- Assist and encourage residents to be part of the solution, to join or develop committees/organizations that can help improve the community.
- Notify residents of improvements being made to the development. The possibility of positive change can be an incentive for residents to be involved on their development and maintain their own unit better

NEIGHBORHOOD APPEARANCE

A poorly maintained development can lead to a number of problems. The appearance of the housing development should be neat and orderly. Ideally, the development should compliment the community and there should not be a clear line that defines the borders of the development due to perpetual problems such as litter, broken glass, and vandalism. Residents are encouraged to be part of the solution. There is an established process in place for the residents to report problems. Management responds in a timely and professional manner to appearance problems in the community. The following are suggestions we are implementing to improve in this area:

- Arrange to communicate with residents (hold a resident meeting, meet with the Resident Advisory Board (RAB) and/or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should be improved.
- Exterminate pests on a monthly basis.
- Implement quarterly trash days on which residents and staff would organize and pick up litter, broken glass, and trash.
- Be proactive about improving the appearance of the neighborhood. Do an assessment (at least visual) of our community on a regular basis.
- Start a neighborhood appearance council made up of residents. Award a prize or recognize the resident with the best kept yard, and recognize that individual in the quarterly newsletter.
- Eliminate graffiti within 24 hours of report.

Attachment #8

CAPITAL FUND PROGRAM

PHA Plan Table Library

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

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

Capital Fund Grant Number **TX59P062501-03** FFY of Grant Approval: **2003**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	152,020.00
3	1408 Management Improvements	133,886.00
4	1410 Administration	76,010.00
5	1411 Audit	.00
6	1415 Liquidated Damages	.00
7	1430 Fees and Costs	35,758.00
8	1440 Site Acquisition	.00
9	1450 Site Improvement	.00
10	1460 Dwelling Structures	344,210.00
11	1465.1 Dwelling Equipment-Nonexpendable	.00
12	1470 Nondwelling Structures	.00
13	1475 Nondwelling Equipment	.00
14	1485 Demolition	.00
15	1490 Replacement Reserve	.00
16	1492 Moving to Work Demonstration	.00
17	1495.1 Relocation Costs	.00
18	1498 Mod Used for Development	.00
19	1502 Contingency	18,214.00
20	Amount of Annual Grant (Sum of lines 2-19)	760,098.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Agency –Wide	Operation May not exceed 20% of Total Grant Total – 1406	1406	152,020.00 152,020.00
	Management Improvements		
	Technical Assistance	1408	5,000.00
	Staff & Commissioners Training – New Regulations	1408	10,000.00
	Upgrade Computer System	1408	8,500.00
	Upgrade Physical Needs Assessment	1408	8,000.00
	Procurement (P/R)	1408	4,371.00
	DEP Coordinator	1408	15,897.00
	ESL Teacher	1408	17,900.00
	Computer Specialist	1408	10,669.00
	DEP Securities (3)	1408	31,462.00
	Benefits	1408	22,087.00
	Total – 1408		133,886.00
	Administration		
	CFP Coordinator/Low Rent Director (P/R)	1410	18,566.00
CFP Coordinator Inspector	1410	20,053.00	
CFP Electrical Technician	1410	19,908.00	
Benefits	1410	17,483.00	
Total – 1410		76,010.00	
Fees & Costs			
A/E Services	1430	29,258.00	
Printing Costs	1430	1,500.00	
Consultants Fees, Annual Statement	1430	5,000.00	
Total – 1430		35,758.00	
TX59PO62-001 ALBORES	Dwelling Structures		
	Replace Lavatory w/ Faucets (98 ea)	1460	24,500.00
	Replace Medicine Cabinets (98 ea)	1460	14,700.00
	Replace Vanity (98 ea)	1460	11,760.00
	Replace Water Heaters (98 ea)	1460	12,250.00
	Replace Gas Line	1460	100,000.00
	Provide Termite & Roaches Treatment	1460	3,000.00
	Sub-Total		166,210.00
TX59PO62-005 THE TOWERS	Upgrade Electric Box Pan (w/p) (partial)	1460	128,000.00
	Replace interior PVC pipe for sewer (partial)	1460	50,000.00
	Sub-Total		178,000.00
	Total – 1460		344,210.00
	Contingency		
	May not exceed 8% of total Grant	1502	18,214.00
	Total – 1502		18,214.00
	TOTAL OF THIS GRANT		760,098.00

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TX59PO62-001 Albores	03/31/2005	09/30/2006
TX59P062-005 The Towers	03/31/2005	09/30/2006
Management Improvement	03/31/2005	09/30/2006
Administration	03/31/2005	09/30/2006

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59Po62-001	Albores	3	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Provide A/C to Elderly Units (10)		50,000.00	2004
Replace Vinyl Floor Tile		107,600.00	2004
Provide Exterior Light Numbers		11,760.00	2004
Provide Roaches & Termite Treatment		3,000.00	2004
Replace Refrigerator		30,380.00	2004
Replace Stove		27,440.00	2004
Total estimated cost over next 5 years		230,180.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59PO62-002	El Jardin	2	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Shingle Roofing		130,700.00	2005
Replace Lavatory w/ Faucets		14,500.00	2005
Replace Bathroom Accessories		9,880.00	2005
Provide Vanity		6,000.00	2005
Replace Water Heaters		12,500.00	2005
Provide Roaches & Termite Treatment		3,000.00	2005
Provide Chain Link Fence Around Development		10,000.00	2005
Replace Refrigerator		15,500.00	2005
Replace Stove		14,000.00	2005
Total estimated cost over next 5 years		216,080.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062-003	Lantana	3	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Entry Doors (front & rear)		37,000.00	2006
Replace Vanity		12,600.00	2006
Replace Lavatory w/Faucets		22,260.00	2006
Replace Medicine Cabinets		12,600.00	2006
Upgrade Bathroom Accessories		9,880.00	2006
Provide Roaches & Termite Treatment		3,000.00	2006
Repair or Re-paving Parking Lot		55,160.00	2006
Replace Refrigerator (50 ea)		15,500.00	2006
Replace Stove (50 ea)		14,000.00	2006
Replace Water Heater		6,500.00	2006
Total estimated cost over next 5 years		188,500.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062-004	La Posada	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Entry Doors (front & rear)		38,000.00	2006
Replace Vanity		13,200.00	2006
Replace Lavatory w/ faucets		23,320.00	2006
Replace Medicine Cabinets		13,200.00	2006
Replace Bathroom Accessories		9,880.00	2006
Repair or Replace Gas Lines		100,000.00	2006
Provide Roaches & Termite Treatment		3,000.00	2006
Replace Refrigerator		15,500.00	2006
Replace Stove		14,000.00	2006
Replace Water Heater		6,500.00	2006
Total estimated cost over next 5 years		236,600.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062-005	The Towers	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair or Replace interior PVC pipe for sewer		60,000.00	2004
Replace Electric Box Panel (w/p) (partial)		120,000.00	2004
Replace Shower (50 ea)		35,000.00	2005
Replace Emergency Exit Doors		10,000.00	2005
Replace Screen Windows		20,000.00	2005
Replace Screen Doors for balcony		25,000.00	2007
Replace Venetian Blinds		15,000.00	2007
Replace Medicine Cabinets		12,000.00	2007
Replace Lavatory w/faucets		25,500.00	2007
Replace Kitchen Wall cabinets		150,000.00	2007
Replace Kitchen Base Cabinets		120,000.00	2007
Replace Countertop		95,000.00	2007
Replace Kitchen Sink w/faucets		24,500.00	2007
Replace Range Hood		22,000.00	2007
Total estimated cost over next 5 years		734,000.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062-006	Manuel Ramirez Viviendas	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Security Screen Doors (front & rear)		37,950.00	2005
Replace Medicine Cabinets		7,697.00	2005
Replace Lavatory w/faucets		16,400.00	2005
Replace Bathroom Accessories		8,933.00	2005
Provide Wood Fence Around Development		10,000.00	2005
Replace Refrigerator		15,500.00	2005
Replace Stove		14,000.00	2005
Replace Water Heater		6,500.00	2005
Total estimated cost over next 5 years		116,980.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062	Agency-Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 – Operation:			
May not exceed 20% of Total Grant (4 years)		548,061.00	2004/2007
Total		548,061.00	
1408 – Management Improvement:			
Technical Assistance PHAS		20,000.00	2004/2007
Staff and Commissioners Training		40,000.00	2004/2007
Resident Training		3,000.00	2004
Update Policies		5,000.00	2004
Inventory Control System		8,000.00	2005
ESL Teacher		71,000.00	2004/2007
Computer Specialist		42,676.00	2004/2007
Procurement Officer		29,140.00	2004/2007
Benefits		26,452.00	2004/2007
Total		245,868.00	
Total estimated cost over next 5 years		793,929.00	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX59P062	Agency-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1410 – Administration:			74,264.00	2004/2007
CFP Coordinator / Low Rent Director			80,212.00	2004/2007
CFP Coordinator Inspector			79,632.00	2004/2007
CFP Electrical Technician (P/R)			69,932.00	2004/2007
Benefits			304,040.00	2004/2007
Total				
1430 – Fees and Costs:				
A/E Services			129,569.00	2004/2007
Printing Costs			6,000.00	2004/2007
Consultant Fees, C.F.P. Annual Statement			20,000.00	2004/2007
Total			155,569.00	2004/2007
Total estimated cost over next 5 years			459,609.00	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX59P062	Agency-Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1475 – Non-Dwelling Equipment:			
CFP Small Tools		5,000.00	2005
New Lawn Mover Tractor		15,000.00	2005
Total		20,000.00	
1502 – Contingency:			
May not exceed 8% of Total Grant		44,514.00	2004/2006
Total			
Total estimated cost over next 5 years		64,514.00	

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

PHA Name: EDINBURG HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: TX59P062501-00 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:))
 Performance and Evaluation Report for Period Ending: 12/31/2001 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000.00	90,000.00	90,000.00	90,000.00
3	1408 Management Improvements	49,800.00	34,300.00	34,300.00	34,300.00
4	1410 Administration	78,078.00	78,556.00	78,556.00	78,556.00
5	1411 Audit	.00	.00	.00	.00
6	1415 liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	15,000.00	98,229.00	98,229.00	98,229.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	22,200.00	.00	.00	.00
10	1460 Dwelling Structures	370,515.00	162,882.64	162,882.64	162,882.64
11	1465.1 Dwelling Equipment—Non-expendable	.00	126,202.83	126,202.83	126,202.83
12	1470 Non-dwelling Structures	155,000.00	195,422.53	195,422.53	195,422.53
13	1475 Non-dwelling Equipment	.00	.00	.00	.00
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1498 Mod Used for Development	.00	.00	.00	.00
19	1502 Contingency	5,000.00	.00	.00	.00
20	Amount of Annual Grant: (sum of lines 2-19)	785,593.00	785,593.00	785,593.00	785,593.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: EDINBURG HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: TX59P062501-00 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2001 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		Status of Proposed Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Fees and Costs:							
	A/E Services	1430		5,000.00	37,841.00	37,841.00	37,841.00	Complete
	Inspection Costs	1430		5,000.00	5,388.00	5,388.00	5,388.00	Complete
	Consultant Fees, Annual Statement CFP	1430		5,000.00	55,000.00	55,000.00	55,000.00	Complete
	Subtotal			15,000.00	98,229.00	98,229.00	98,229.00	
	Non-Dwelling Structures:							
	Provide New Administrative Building	1470		155,000.00	195,422.53	195,422.53	195,422.53	Complete
	Subtotal			155,000.00	195,422.53	195,422.53	195,422.53	
	Contingency:							
	May not exceed 8% of total grant	1502		5,000.00	0.00	0.00	0.00	
	Subtotal			5,000.00	0.00	0.00	0.00	
TX062-003	Site Improvement:							
Lantana	Replace Exterior Storage Room (Roof)	1450		10,800.00	0.00	0.00	0.00	
	Subtotal			10,800.00	0.00	0.00	0.00	
TX062-004	Replace Exterior Storage Room (Roof)	1450		11,400.00	0.00	0.00	0.00	
La Posada	Subtotal			11,400.00	0.00	0.00	0.00	
	Total – 1450			22,200.00	0.00	0.00	0.00	

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

PHA Name: EDINBURG HOUSING AUTHORITY			Grant Type and Number Capital Fund Program #: TX59P062501-00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TX062								
Agency-Wide	03/31/2002	03/31/2002	03/31/2002	09/30/2003	09/30/2003	03/31/2002	Complete	
TX062-001								
Albores	03/31/2002			09/30/2003				
TX062-003								
Lantana	03/31/2002	03/31/2002	03/31/2002	09/30/2003	09/30/2003	03/31/2002	Complete Work	
TX062-004								
La Posada	03/31/2002	03/31/2002	03/31/2002	09/30/2003	09/30/2003	03/31/2002	Complete Work	
TX062-005								
The Towers	03/31/2002	03/31/2002	03/31/2002	09/30/2003	09/30/2003	03/31/2002	Complete Work	
TX062-006								
Manuel Ramirez	03/31/2002	03/31/2002	03/31/2002	09/30/2003	09/30/2003	03/31/2002	Complete Work	

Annual Statement/Performance and Evaluation Report

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

PHA Name: EDINBURG HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: TX59P062501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/2001**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000.00	90,000.00	90,000.00	90,000.00
3	1408 Management Improvements	49,800.00	49,800.00	49,800.00	49,800.00
4	1410 Administration	78,078.00	48,078.00	48,078.00	48,078.00
5	1411 Audit	.00	.00	.00	.00
6	1415 liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	15,000.00	65,000.00	65,000.00	65,000.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	22,200.00	.00	.00	.00
10	1460 Dwelling Structures	384,515.00	394,862.00	394,862.00	394,862.00
11	1465.1 Dwelling Equipment—Non-expendable	.00	.00	.00	.00
12	1470 Non-dwelling Structures	155,000.00	153,783.00	153,783.00	153,783.00
13	1475 Non-dwelling Equipment	.00	.00	.00	.00
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1498 Mod Used for Development	.00	.00	.00	.00
19	1502 Contingency	6,930.00	.00	.00	.00
20	Amount of Annual Grant: (sum of lines 2-19)	801,523.00	801,523.00	801,523.00	801,523.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: EDINBURG HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TX59P062501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Operation:							
	May not exceed 20% of total grant	1406		90,000.00	90,000.00	90,000.00	90,000.00	Complete
	Subtotal			90,000.00	90,000.00	90,000.00	90,000.00	
	Management Improvement:							
	General Technical Assistance	1408		5,000.00	5,000.00	5,000.00	5,000.00	Complete
	Update Policies	1408		1,500.00	0.00	0.00	0.00	
	Staff & Commissioners Training	1408		6,000.00	2,200.00	2,200.00	2,200.00	Complete
	Resident Training	1408		3,000.00	0.00	0.00	0.00	
	Procurement Control	1408		0.00	10,300.00	10,300.00	10,300.00	Complete
	Inventory Control	1408		0.00	8,000.00	8,000.00	8,000.00	Complete
	Accounting Control Systems	1408		3,000.00	0.00	0.00	0.00	
	Conversion Analysis Study	1408		7,000.00	0.00	0.00	0.00	
	FSS Coordinator	1408		18,000.00	18,000.00	18,000.00	18,000.00	Complete
	Benefits	1408		6,300.00	6,300.00	6,300.00	6,300.00	Complete
	Subtotal			49,800.00	49,800.00	49,800.00	49,800.00	
	Administration:							
	Accountant / CFP Coordinator	1410		24,000.00	14,000.00	14,000.00	14,000.00	Complete
	CFP Coordinator Inspector	1410		18,000.00	8,022.00	8,022.00	8,022.00	Complete
	CFP / Maintenance Supervisor	1410		19,482.00	10,248.00	10,248.00	10,248.00	Complete
	CFP Technician	1410		0.00	8,000.00	8,000.00	8,000.00	Complete
	Benefits	1410		16,596.00	7,808.00	7,808.00	7,808.00	Complete
	Subtotal			78,078.00	48,078.00	48,078.00	48,078.00	

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

PHA Name: EDINBURG HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TX59P062501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: EDINBURG HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TX59P062501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Fees and Costs:							
	A/E Services	1430		5,000.00	24,622.00	24,622.00	24,622.00	On-going
	Inspection Costs	1430		5,000.00	5,378.00	5,378.00	5,378.00	On-going
	Consultant Fees, Annual Statement CFP	1430		5,000.00	35,000.00	35,000.00	35,000.00	On-going
	Subtotal			15,000.00	65,000.00	65,000.00	65,000.00	
	Non-Dwelling Structures:							
	Provide New Administrative Building	1470		155,000.00	153,783.00	153,783.00	153,783.00	Complete
	Subtotal			155,000.00	153,783.00	153,783.00	153,783.00	
	Contingency:							
	May not exceed 8% of total grant	1502		6,930.00	0.00	0.00	0.00	
	Subtotal			6,930.00	0.00	0.00	0.00	
TX062-003	Site Improvement:							
Lantana	Replace Exterior Storage Room (Roof)	1450		10,800.00	0.00	0.00	0.00	
	Subtotal			10,800.00	0.00	0.00	0.00	
TX062-004	Replace Exterior Storage Room (Roof)	1450		11,400.00	0.00	0.00	0.00	
La Posada	Subtotal			11,400.00	0.00	0.00	0.00	
	Total – 1450			22,200.00	0.00	0.00	0.00	

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

PHA Name: EDINBURG HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: TX59P062501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX062-001	Dwelling Structures:							
Albores	Replace Kitchen Cabinets	1460	48 ea	134,304.00	0.00	0.00	0.00	
	Subtotal			134,304.00	0.00	0.00	0.00	
TX062-003	Repair Facing Board (gutter area)	1460	19,000 lf	5,000.00	0.00	0.00	0.00	
Lantana	Repair Siding Damage	1460	800 sf	2,000.00	0.00	0.00	0.00	
	Replace Roofing (phase II)	1460		0.00	104,000.00	104,000.00	104,000.00	Complete
	Subtotal			7,000.00	104,000.00	104,000.00	104,000.00	
TX062-004	Replace Roofing	1460		0.00	260,000.00	260,000.00	260,000.00	Complete
La Posada	Subtotal			0.00	260,000.00	260,000.00	260,000.00	
TX062-005	Replace Showers Tubs w/Faucets	1460	50 ea	34,828.00	0.00	0.00	0.00	
The Towers	Subtotal			34,828.00	0.00	0.00	0.00	
TX062-006	Provide Interior Lights/Electric Panel	1460	69 ea	34,390.00	30,862.00	30,862.00	30,862.00	Complete
Manuel Ramirez	Replace Vinyl Flooring Tile	1460		90,493.00	0.00	0.00	0.00	
	Replace Bathroom Vanity w/Faucets	1460		83,500.00	0.00	0.00	0.00	
	Subtotal			208,383.00	30,862.00	30,862.00	30,862.00	
	Total - 1460			384,515.00	394,862.00	394,862.00	394,862.00	

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

PHA Name: EDINBURG HOUSING AUTHORITY			Grant Type and Number Capital Fund Program #: TX59P062501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TX062								
Agency-Wide	03/31/2003	03/31/2003	06/01/2002	09/30/2004	09/30/2004	07/31/2002	Complete	
TX062-001								
Albores	03/31/2003			09/30/2004				
TX062-003								
Lantana	03/31/2003	03/31/2003	06/01/2002	09/30/2004	09/30/2004	07/31/2002	Complete Work	
TX062-004								
La Posada	03/31/2003	03/31/2003	06/01/2002	09/30/2004	09/30/2004	07/31/2002	Complete Work	
TX062-005								
The Towers	03/31/2003	03/31/2003	06/01/2002	09/30/2004	09/30/2004	07/31/2002	Complete Work	
TX062-006								
Manuel Ramirez	03/31/2003	03/31/2003	06/01/2002	09/30/2004	09/30/2004	07/31/2002	Complete Work	

Table Library