

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

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

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

**PHA Plan
Agency Identification**

PHA Name: *Housing Authority of the City of Harlingen*

PHA Number: *TX065*

PHA Fiscal Year Beginning: (mm/yyyy) *04/2003*

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 2003 - 2007
[24 CFR Part 903.5]

A. Mission

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

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

The Housing Authority's mission is to serve the needs of low-income, very low-income and extremely low-income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. The Housing Authority exists to serve people in need. Service to the residents must always be our first and foremost priority. It is our goal to provide excellence in service by being committed to improving the housing conditions and related social, educational and economic aspects which affect the overall living conditions of the community. To accomplish this goal, we must constantly strive to expand and improve housing and related service thorough dedication, integrity, compassion and responsiveness to all the needs of those we serve.

HACH Progress Statement: During FYB 2002 the PHA applied for additional rental vouchers and received 33.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies: *During FY 2000, rate reduced by 1.5%.*

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

HACH Progress Statement: During FY 2002 the PHA was successful in achieving objectives listed above.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Increase score by 5% annually. *During FY 2000, our advisory score was 79.9 our continued goal is to increase score by 5% annually.*
 - Improve voucher management: (SEMAP score)
Maintain passing SEMAP score. This objective was achieved during FY 2000.
 - Increase customer satisfaction: **By 10% each year.** *During FY 2000, the PHA achieved this goal and will continue to work with residents on questions they have regarding our programs. We will continue to involve them in decisions being made regarding program concerns.*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Maintenance training by 3/31/00.** *During FY 2000, this goal was achieved and the PHA will continue to work with owners and residents to make sure that voucher unit inspections pass. We monitor our public housing finance to insure that no overruns are done.*
 - Renovate or modernize public housing units: **Within all developments by 3/31/03.** *During FY 2000, this goal was achieved and the PHA will continue to renovate all of our housing developments.*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

HACH Progress Statement: During FY 2002 the PHA was successful in achieving objectives listed above. At present time all developments have been improved.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: **To new and current participants at briefing and at each unit transfer.** *The PHA will continue to provide counseling at the unit transfer and annual recertification.*
 - Conduct outreach efforts to potential voucher landlords **Recruit 10 new landlords by 3/31/01.** *The PHA has recruited 20 new landlords and will continue this objective.*

- Increase voucher payment standards *The PHA will comply with 10% of Fair Market Rent.*
- Implement voucher homeownership program: **By 3/31/04 and recruit 10 families annually. The PHA will continue to study situations to see if we can implement program.**
- Implement public housing or other homeownership programs: **By 3/31/04 and recruit 10 families annually. The PHA will continue to look at avenues to see if funding sources are out there for implement this objective.**
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HACH Progress Statement: During FY 2002 the PHA was successful in achieving objectives listed above. The PHA has continued to provide counseling as stated. From 01/01/02 to the present the PHA's Section 8 program has recruited 29 new landlords and plans to continue with this objective. The Section 8 program continues to increase/decrease payment standard when necessary. At this time the PHA is within 10% of compliance. The PHA's Homeownership – FSS/ROSS programs are working in conjunction to successfully prepare families for home ownership as families become self-sufficient.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: **Receive technical assistance from contracted agency by 3/31/00. Technical assistance on security surveillance has been implemented and is an on-going process.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **Heritage Manor, applying for HUD designation by 3/31/01. Heritage Manor is designated as a development for elderly and persons with disabilities by HUD.**
 - Other: (list below)

HACH Progress Statement: During FY 2002, the HACH's security surveillance continued to be a great success. HACH will continue to work at staying informed on new innovations that may benefit the improvement of quality of life and economic vitality.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability: **This is an on-going activity and we plan to attract 3 more agencies by 3/31/01.** *This will continue to be an on-going activity and as more agencies become available, our program focuses on the self-sufficiency of our participants.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HACH Progress Statement: *During FY 2002, the PHA continued to make the items listed above on-going and will continue to make it possible for the residents to become self-sufficient.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **This is an on-going activity. The H. A. refers participants to the appropriate agency when this is brought to our attention.** *This is an on-going activity and we will continue to be attentive to the needs of the participants and refer them when necessary to the proper agencies.*
- 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: **This is an on-going activity. The H. A. will continue to upgrade units and implement security improvements by 3/31/00.** *This is an on-going activity and we will continue to upgrade the units as funding allows and security measures are implemented at all the developments working closely with the local police department as well.*
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **This is an on-going activity. The H. A. refers participants to the appropriate agency when this is brought to our attention.** *This is an on-going activity and we will continue to ensure accessible housing for persons with all varieties of disabilities and unit size, referring participants to other agencies that may provide them with better opportunities.*
- Other: (list below)

HACH Progress Statement: During FY 2002, all items above are on-going. The PHA continued to improve the units and implemented security improvements. In addition the HACH plans to continue to have in-house police.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[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 Housing Authority of the City of Harlingen has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of Harlingen during FY 2003 include:

- *Preserve and improve the public housing stock through the Capital Funds activities;*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board;*

FY 2003 Annual Plan for the Housing Authority of the City of Harlingen, Page 1

- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Harlingen to meet the housing needs of the full range of low-income residents. The Housing Authority of the City of Harlingen, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Harlingen

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.

	<u>Page #</u>
Required Attachments:	
<input checked="" type="checkbox"/> Admissions Policy for Deconcentration (<i>tx065a02</i>)	54
<input checked="" type="checkbox"/> FY 2003 Capital Fund Program Annual Statement (<i>tx065b02</i>)	57
<input type="checkbox"/> Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
<i>Substantial Deviation – Significant Modification and Amendment (tx065d02)</i>	70
<i>Resident Member on the PHA Governing Board - (tx065e02)</i>	71
<i>Membership of the Resident Advisory Board or Boards - (tx065f02)</i>	72
<i>Pet Policy (family - (tx065g02)</i>	73
<i>Pet Policy (elderly/disabled) – (tx065h02)</i>	83
<i>Progress Statement – (tx06i02)</i>	93
<i>Summary of Policy or Program Changes for the Upcoming Year - (tx065j02)</i>	95
<i>Voluntary Conversation Required Initial Assessment – (tx065k02)</i>	97
<i>Deconcentration and Income Mixing – (tx065l02)</i>	98
<i>Customer Service Follow-Up Plan - (tx065m02)</i>	99
Optional Attachments:	
<input type="checkbox"/> PHA Management Organizational Chart	
<input checked="" type="checkbox"/> FY 2003 Capital Fund Program 5 Year Action Plan (<i>tx065c02</i>)	61
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
<i>2002 Performance and Evaluation Report (tx065n02)</i>	103
<i>2001 Performance and Evaluation Report (tx065o02)</i>	108
<i>2001 Final Performance and Evaluation Report (tx065o02)</i>	114

(Page number may vary once posted to website by HUD)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is 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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<i>X</i>	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
<i>N/A</i>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<i>N/A</i>	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	4506	5	5	5	5	5	5
Income >30% but <=50% of AMI	927	5	5	5	5	5	5
Income >50% but <80% of AMI	1143	5	5	5	5	5	5
Elderly	851	5	5	5	5	5	5
Families with Disabilities	1066	5	5	5	5	5	5
Hispanic	4668	5	5	5	5	5	5
Angelo	1841	5	5	5	5	5	5
African American & Other	658	5	5	5	5	5	5

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**
- 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)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	36		13
Extremely low income <=30% AMI	36	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	31	86%	
Elderly families	5	14%	
Families with Disabilities	1	3%	
Caucasian	2	6%	
African-American	0	0	
Hispanic	34	94%	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	70%	4
2 BR	8	22%	1
3 BR	3	8%	0
4 BR	0	5	0
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)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	83		
Extremely low income <=30% AMI	83	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	78	94%	
Elderly families	1	.12%	
Families with Disabilities	4	5%	
Caucasian	0	0	
African-American	6	7%	
Hispanic	77	93%	
Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
2 BR	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
3 BR	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
4 BR	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed 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) *Recruit potential voucher landlords*

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	958,870.00	
b) Public Housing Capital Fund	1,017,483.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,655,828.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	75,000.00	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0.00	
3. Public Housing Dwelling Rental Income	534,630.00	Public housing operations
4. Other income (list below)	54,1500.00	
- Non-dwelling rent	2,100.00	Public housing operations
- Interest on General Investments	30,000.00	Public housing operations
- Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc.	22,400.00	Public housing operations
5. Non-federal sources (list below)	589,130.00	
Total resources	5,296,311.00	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

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)
- Other: (describe) ***When completed application is submitted.***

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?**0**
N/A

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)? *N/A*
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously *N/A*
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)? *N/A*

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) *When resident is threatened with retaliation for going to court to testify against criminal activity.*

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- 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) Deconcentration and Income Mixing (see attachment TX065n02)

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below) *Sex offender*
- 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 *With a release of information*
 - Other (describe below) *Current name & address (last on file); current & previous name & address*

(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: *No specific circumstances are required. All requests are honored.*

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences *N/A*

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

Other preferences (select all that apply) *N/A*

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences *N/A*

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

Other preferences (select all that apply) *N/A*

- 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) *N/A*

- 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: *N/A*

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

Other (list below)

f. Rent re-determinations:

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

Never

At family option

Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

Other (list below) ***Within 10 days of occurrence***

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) *N/A*

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management *This section not required -High Performer*
 [24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
<i>Ross/FSS</i>		

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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures *This section not required -High Performer*
[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **tx065b02**

-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) **tx065c02**

2002 Performance and Evaluation Report (tx065n02)

2001 Performance and Evaluation Report (tx065o02)

2001 Final Performance and Evaluation Report (tx065o02)

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

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

- Yes No: c) Does the PHA plan to apply for a 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 *N/A*

- 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: Heritage Manor	
1b. Development (project) number: TX065004	
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 checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<i>(31/03/01)</i>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	105
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" 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 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 - N/A

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:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

See Voluntary Conversion Initial Required Assessment – attachment tx065m02

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description - *N/A*

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. 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: *N/A*

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

This section not required -High Performer

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- 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? _____

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

- 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:

B. 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

At the time of PHA Plan preparation, the Community Service Requirement remains suspended until further notice from HUD.

Community Service Policy - attachment tx065g02 – will be removed. Community Service by residents is no longer required.

13. PHA Safety and Crime Prevention Measures *This section not required -High Performer*

[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 *no longer required*
 PHAs eligible for FY 2003 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 2003 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 Ownership Policy (family) tx065h02
Pet Ownership Policy (elderly/disabled) tx065i02

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management *This section not required -High Performer*

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:
 - *Los Vecinos: Replace the exterior siding, replace the range hoods, and sewer lines.*
 - *Bonita Park: Replace the kitchen cabinets (top), storage rooms and foundations.*
 - *Le Moyne Gardens: Replace the kitchen cabinets, replace the sewer lines, repair sidewalks.*
 - *Heritage Manor: Replace sewer lines, dining area, exterior siding, and roof.*
 - *Sunset Terrace: Repair door, screen door, foundations, and security windows.*

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 RAB recommendations are already being done and/or already addressed in the PHA Plan.*

 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: (provide name here) *City of Harlingen*
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)
 - *Joining with other housing providers for the purpose of applying for separate funding to meet housing needs and the formation of the Valley Homeless Coalition.*
 - *Make every attempt to obtain as much Section 8 funding as possible for the area by applying for additional rental vouchers, when NOFA's are published.*
 - *Modernize units.*
 - *Reduce vacancies in Public Housing.*
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- *To preserve and rehabilitate the City's existing housing stock primarily for extremely low, very low and low-income families (0-80 percent of median income).*
 - *To expand economic opportunities in the community particularly for lower income residents.*
 - *To continue to encourage and support non-profit organizations in seeking additional funding sources and assist them in obtaining such funding whenever possible.*

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

Annual Statement *See attachment tx065b02*

Capital Fund Program (CFP) Part I: Summary

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

Original Annual Statement

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

Annual Statement *See attachment tx065b02*
Capital Fund Program (CFP) Part II: Supporting Table

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

Annual Statement *See attachment tx065b02*
Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<i>See attachment tx065c02</i>				
Total estimated cost over next 5 years				

Attachment: tx065a01

**DE-CONCENTRATION AND INCOME TARGETING POLICY
FOR THE
HOUSING AUTHORITY OF THE CITY OF THE CITY OF
HARLINGEN, TEXAS**

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DE-CONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the **Quality Housing and Work Responsibility Act of 1998 (QHWRA)**, establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the City of Harlingen, Texas, (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

1. Economic De-concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

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

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2. Income Targeting

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

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

- ▶ **The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).**
- ▶ **After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.**
- ▶ **To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de-concentration.**
- ▶ **The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)**

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx065b01

10/16/2002

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

PHA Name: <p align="center">Housing Authority of the City of Harlingen</p>	Grant Type and Number: Capital Fund Program No: TX059-PO65-50103 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2003</p>
--------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	101,748.00			
3	1408 Management Improvements	149,769.64			
4	1410 Administration	99,799.32			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	57,059.40			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,076.80			
10	1460 Dwelling Structures	584,429.84			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,600.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$1,017,483.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

xis/neirod

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

PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX059-PO65-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations (10%) Total 1406	1406		101,748.00				
	Management Improvements: (Limited to 20%)							
	General Technical Assist/PHAS/QHWRA Impr.	1408		15,840.00				
	Update Policies and Procedures/Consortia	1408		9,600.00				
	Computer Training	1408		3,360.00				
	Inspection Training	1408		1,920.00				
	HUD Rules and Regulations	1408		2,400.00				
	Authority Policies and Procedures	1408		1,920.00				
	PHAS Training	1408		3,072.00				
	Maintenance Staff Training	1408		1,920.00				
	Financial Training	1408		2,400.00				
	Resident Council Training	1408		2,880.00				
	Update Computer Software	1408		4,800.00				
	Resident Initiatives Coordinator (resident)	1408		20,448.00				
	MIS Coordinator	1408		31,763.52				
	Inventory Control Clerk	1408		22,934.40				
	Benefits	1408		24,511.72				
	Total 1408			149,769.64				
	Administration: (Limited to 10%)							
	CFP Coordinator			30,803.52				
	Clerk of the Works	1410		26,880.00				
	Prorated Salaries	1410		9,600.00				
	Benefits	1410		23,040.00				
	Sundries, supplies	1410		9,475.80				
	Total 1410			99,799.32				
	Non-Dwelling Equipment:							
	Office/Maintenance Equipment as Needed	1475		9,600.00				
	Total 1475	1475		9,600.00				
	Subtotal HA-Wide			360,916.96				

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

PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX059-PO65-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Fees and Costs:							
	A/E Services	1430		39,360.00				
	Inspection Costs	1430		8,560.00				
	Printing Costs	1430		1,459.40				
	Consultant Fees Annual Plan	1430		7,680.00				
	Total 1430			57,059.40				
	Total HA- WIDE			\$417,976.36				
TX065-001	Sidewalk	1450		6,482.88				
LOS VECINOS	Electrical Upgrade	1460		40,601.60				
	GFI Receptacles	1460		3,916.80				
	Paint Interior (existing)	1460		216,959.04				
	Kitchen Wall Cabinets	1460		175,740.80				
	Replace screen doors	1460		10,465.92				
	Wall heaters	1460		12,000.00				
	Replace clotheslines	1460		4,320.00				
	Security windows	1460		26,112.00				
	Kitchen pipe drains	1460		9,312.00				
	Replace plumbing as needed	1460		12,000.00				
	Total Los Vecinos			\$517,911.04				
TX05-003	Sidewalk	1450		8,593.92				
LeMOYNE	Masonry/siding repair	1460		9,802.00				
GARDENS	Electrical Upgrade	1460		63,199.68				
	Total LeMoyne Gardens			\$81,595.60				
	Total Physical Improvements			\$599,506.64				
	TOTAL ESTIMATED COST FOR 2003			\$1,017,483.00				

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA - Wide	Management Improvements:		HA - Wide	Fees and Costs:
		General Technical Assist/PHAS/QHWRA Impr.	15,840.00		A/E Services
		Update Policies and Procedures/Consortia	9,600.00		Inspection Costs
		Computer Training	3,360.00		Printing Costs
		Inspection Training	1,920.00		Consultant Fees Annual Plan
Annual		HUD Rules and Regulations	2,400.00		Total Fees & Costs
		Authority Policies and Procedures	1,920.00		
		PHAS Training	3,072.00		Contingency (May not exceed 8% of Total Grant)
		Maintenance Staff Training	1,920.00		Total Contingency
		Financial Training	2,400.00		
Statement		Resident Council Training	2,880.00		Operations (10%)
		Update Computer Software	4,800.00		Total Operations
		Resident Initiatives Coordinator (resident)	20,448.00		Total HA-WIDE
		MIS Coordinator	31,763.52		
		Inventory Control Clerk	22,934.40		
		Benefits	24,511.72		
		Total Management Improvements	149,769.64		
		Administration:			
		CFP Coordinator	30,803.52		
		Clerk of the Works	26,880.00		
		Prorated Salaries	9,600.00		
		Benefits	23,040.00		
		Sundries, supplies	9,475.80		
		Total Administration	99,799.32		
		Non-Dwelling Equipment:			
		Office/Maintenance Equipment as Needed	9,600.00		
		Total Non-Dwelling Equipment	9,600.00		
		Subtotal HA Wide	\$259,168.96		Year 2004, Continued....

**Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2 FFY Grant: 2004 PHA FY: 2004	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	TX065-001	Electrical Upgrade	72,906.24	TX065-005	Masonry/siding Repair
	LOS VECINOS	Replace Flooring	51,843.84	SUNSET	Exterior Paint
		Storage Room doors	29,300.00		Doors for Storage Rooms
		Exterior Paint	13,088.00		Gas Water Heaters
		Sidewalk Repair	10,664.00		Total Sunset
Annual		Masonry/Siding Repair	10,033.92		Total Physical Improvements
		Total Los Vecinos	187,836.00		
	TX065-002	Clotheslines	2,880.00		
	BONITA PARK	Electrical Upgrade	9,936.00		
		Remodel kitchens (cabinets, countertops, walls, etc.)	78,529.92		
		Storage rooms	11,041.92		
		Rewire rangehoods	6,382.08		
Statement		Ranges	20,256.00		
		Refrigerators	20,742.72		
		Copier	2,400.00		
		Repairs/upgrade to maintenance warehousing	15,000.00		
		Total Bonita Park	167,168.64		
	TX065-003	Masonry/Siding Repair	15,436.80		
	LeMOYNE	Doors for Storage Rooms	25,200.00		
	GARDENS	Smoke Detectors	15,170.88		
		Total LeMoyne Gardens	55,807.68		
	TX065-004	Masonry/Siding Repair	19,296.00		
	HERITAGE	Replace Windows	151,500.00		
	MANOR	Total Heritage Manor	170,796.00		
		Subtotal Physical Improvements	\$581,608.32		
					TOTAL ESTIMATED COST FOR 2004

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 3 FFY Grant: 2005 PHA FY: 2005	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA - Wide	Management Improvements:		HA - Wide	Fees and Costs:
		General Technical Assist/PHAS/QHWRA Impr.	8,850.00		A/E Services
		Update Policies and Procedures/Consortia	7,500.00		Inspection Costs
		Computer Training	3,360.00		Printing Costs
		Inspection Training	1,920.00		Consultant Fees Annual Plan
Annual		HUD Rules and Regulations	2,400.00		Total Fees & Costs
		Authority Policies and Procedures	1,920.00		
		PHAS Training	3,072.00		Contingency (May not exceed 8% of Total Grant)
		Maintenance Staff Training	1,920.00		Total Contingency
		Financial Training	2,400.00		
		Resident Council Training	2,880.00		Operations (10%)
Statement		Update Computer Software	4,800.00		Total Operations
		Resident Initiatives Coordinator (resident)	20,448.00		Total HA - WIDE
		MIS Coordinator	31,763.52		
		Inventory Control Clerk	22,934.40		
		Benefits	24,511.72		
		Energy Audit/Utility Allowance Update	11,520.00		
		Total Management Improvements	152,199.64		
		Administration:			
		CFP Coordinator	30,803.52		
		Clerk of the Works	26,880.00		
		Prorated Salaries	9,600.00		
		Benefits	23,040.00		
		Sundries, supplies	9,475.80		
		Total Administration	99,799.32		
		Non-Dwelling Equipment:			
		Office/Maintenance Equipment as Needed	9,600.00		
		Total Non-Dwelling Equipment	9,600.00		
		Subtotal HA-Wide	\$261,598.96		Year 2005 Continued...

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA - Wide	Management Improvements:		HA - Wide	Fees and Costs:
		General Technical Assist/PHAS/QHWRA Impr.	15,840.00		A/E Services
		Update Policies and Procedures/Consortia	9,600.00		Inspection Costs
		Computer Training	3,360.00		Printing Costs
		Inspection Training	1,920.00		Consultant Fees Annual Plan
Annual		HUD Rules and Regulations	2,400.00		Total Fees & Costs
		Authority Policies and Procedures	1,920.00		
		PHAS Training	3,072.00		Contingency (May not exceed 8% of Total Grant)
		Maintenance Staff Training	1,920.00		Total Contingency
		Financial Training	2,400.00		
		Resident Council Training	2,880.00		Operations (10%)
Statement		Update Computer Software	4,800.00		Total Operations
		Resident Initiatives Coordinator (resident)	20,448.00		Total HA-WIDE
		MIS Coordinator	31,763.52		
		Inventory Control Clerk	22,934.40		
		Benefits	24,511.72		
		Total Management Improvements	149,769.64		
		Administration:			
		CFP Coordinator	30,803.52		
		Clerk of the Works	26,880.00		
		Prorated Salaries	9,600.00		
		Benefits	23,040.00		
		Sundries, supplies	9,475.80		
		Total Administration	99,799.32		
		Non-Dwelling Equipment:			
		Office/Maintenance Equipment as Needed	9,600.00		
		Total Non-Dwelling Equipment	9,600.00		
		Subtotal HA Wide	\$259,168.96		Year 2006 Continued...

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year:4 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 4 FFY Grant: 2006 PHA FY: 2006	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	TX065-001	Sidewalks	15,000.00		
	LOS VECINOS	Sewer repair/replacement	27,824.74		
		Cabinet replacement, as needed	34,780.92		
		Electrical upgrade, as needed	55,649.47		
		Total Los Vecinos	133,255.13		
Annual	TX065-002	Sidewalks	12,000.00		
	BONITA PARK	Sewer repair/replacement	22,259.78		
		Cabinet replacement, as needed	27,824.74		
		Electrical upgrade, as needed	44,519.58		
		Total Bonita Park	106,604.10		
	TX065-003	Sidewalks	18,000.00		
	LeMOYNE	Sewer repair/replacement	37,841.64		
	GARDENS	Cabinet replacement, as needed	47,302.05		
		Electrical upgrade, as needed	75,683.28		
		Copier	2,400.00		
Statement		Total LeMoyne Gardens	181,226.97		
	TX065-004	Remodel bathroom	83,955.36		
	HERITAGE	Sewer repair/replacement	20,033.71		
	MANOR	Cabinet replacement, as needed	15,000.00		
		Electrical upgrade, as needed	29,762.00		
		Total Heritage Manor	148,751.07		
	TX065-005	Repair to Foundation/Ceiling Cracks	10,080.00		
	SUNSET	Sidewalks	2,504.24		
		Sewer repair/replacement	3,338.97		
		Cabinet replacement, as needed	4,173.70		
		Electrical upgrade, as needed	6,677.94		
		Total Sunset	26,774.85		
		Total Physical Improvements	\$596,612.12		
		TOTAL ESTIMATED COST FOR 2006	\$1,017,483.00		

**Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2007	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
	HA - Wide	Management Improvements:		HA - Wide	Fees and Costs:
		General Technical Assist/PHAS/QHWRA Impr.	15,840.00		A/E Services
		Update Policies and Procedures/Consortia	9,600.00		Inspection Costs
		Computer Training	3,360.00		Printing Costs
Annual		Inspection Training	1,920.00		Consultant Fees Annual Plan
		HUD Rules and Regulations	2,400.00		Total Fees & Costs
		Authority Policies and Procedures	1,920.00		
		PHAS Training	3,072.00		Non-Dwelling Equipment:
		Maintenance Staff Training	1,920.00		Office/Maintenance Equipment as Needed
		Financial Training	2,400.00		Vehicles (2)
		Resident Council Training	2,880.00		Tractor
		Update Computer Software	4,800.00		Total Non-Dwelling Equipment
		Resident Initiatives Coordinator (resident)	20,448.00		
		MIS Coordinator	31,763.52		
		Inventory Control Clerk	22,934.40		Contingency (May not exceed 8% of Total Grant)
Statement		Benefits	24,511.72		Total Contingency
		Total Management Improvements	149,769.64		Operations (10%)
					Total Operations
		Administration:			Subtotal HA - WIDE
		CFP Coordinator	30,803.52		
		Clerk of the Works	26,880.00		
		Prorated Salaries	11,254.64		
		Benefits	23,040.00		
		Sundries, supplies	9,475.80		
		Total Administration	101,453.96		
		Subtotal HA-Wide	\$251,223.60		Year 2007 Continued...

Housing Agency of the City of the City of Harlingen
Attachment: tx065d01

1. Substantial Deviation from the 5-Year Plan:
 - Any change to the Mission Statement;
 - 50% deletion from or addition to the goals and objectives as a whole; and
 - 50% or more decrease in the quantifiable measurement of any individual goal or objective.

2. Significant Amendment or Modification to the Annual Plan:
 - Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
 - Any change in a policy or procedure that requires a regulatory 30 day posting, such as changes in the Admission's policy, changes affecting rent or the organization of the Waiting List;
 - Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
 - Any change in policy or operations that is inconsistent with the applicable Consolidated Plan.

Housing Authority of the City of Harlingen

Required Attachment tx065e01: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Manuela Fuentes**

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): *Two (2) years
09/17/02 to 09/17/04*

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

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

B. Date of next term expiration of a governing board member: *09/17/02*

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Conrado (Connie) De La Garza, Mayor
City of Harlingen**

Housing Authority Of The City Of Harlingen

Required Attachments tx065f01: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description,)

Pedro Galindo ***Bonita Park Development***

Lupita Serrato ***LeMoyne Gardens Development***

Maribel Trevino ***Los Vecinos Development***

Manuela Fuentes ***Heritage Manor***

Samuel Padilla ***Sunset Terrace***

Attachment: tx065g01

**PET OWNERSHIP
(FAMILY)
FOR
THE HOUSING AUTHORITY OF THE
CITY OF HARLINGEN, TEXAS**

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PET OWNERSHIP

OVERVIEW

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

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

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

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
2. A non-refundable nominal pet fee of \$200.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributable to a pet or pets in the unit (i.e., fumigation of a unit).
- C. **animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. in accordance with State or local law are observed;**
- D. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- E. if the dwelling lease of a resident prohibits pet ownership, the resident may request

that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below;

- F. Section 31 does not alter, in any way, the regulations applicable to Federally assisted housing for the elderly and persons with disabilities found at Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and located in 24 CFR part 5, subpart C;
- G. **New Section 960.705 of 24 CFR clarifies that the regulations added in Section 31 do not apply to service animals that assist persons with disabilities. This exclusion applies to both service animals that reside in public housing and service animals that visit PHA developments. Nothing in this rule limits or impairs the rights of persons with disabilities, authorizes PHAs to limit or impair the rights of persons with disabilities, or affects any authority PHAs may have to regulate service animals that assist persons with disabilities.**

Pet Ownership Rules for Families

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

11. Management shall furnish to the household a pet sticker if the pet is a dog or cat which must be displayed on the front entrance door of the unit.
12. Resident shall provide the PHA a color photograph of the pet(s).
13. All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.
14. Any resident having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors. The resident is responsible for placing all waste in sealed plastic bags and disposing of such material in a trash container.
15. Resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea powder. The resident is responsible for the cost of flea/tick extermination.
16. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
17. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove such a pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
18. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
19. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
20. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animals droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall

dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

21. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
22. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.
23. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
24. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, display symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
25. Each pet owner shall pay a non-refundable pet fee of \$200.00. A refundable deposit of \$50.00 will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages directly attributable to the presence of the pet.
26. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
27. Should State or local law require that the pet deposit be placed in an interest bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically

address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.

28. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the PHA.
29. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
30. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
31. Pet Violation Procedures: Resident agrees to comply with the following:
 - a. Notice of Pet Rule Violation: If the PHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:
 - (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
 - (2) State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.
 - (3) State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
 - (4) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.
 - b. Pet Rule Violation Meeting: If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA,

may as a result of the meeting, give the pet owner additional time to correct the violation.

- c. Notice for Pet Removal: If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:
 - (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.
 - (2) State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).
 - (3) State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.
 - d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhumane manner. In such cases paragraph 24 shall apply.
32. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
33. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

AGREEMENT FOR CARE OF PET

In accordance with the Pet Policy of the Housing Authority of the City of Harlingen, TX and the Addendum to the Residential Dwelling Lease Agreement dated between:

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN, TX
219 East Jackson Street
Harlingen, TX 78550

AND,

_____ (Resident's Name)

_____ (Resident's Address)

I hereby agree that should _____ become
incapable of caring for _____ a
(Name of Pet) (Type of Pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by the Housing Authority of the City of Harlingen, TX.

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

Signature

Sworn and subscribed before
me this _____ day of
_____, _____.

Notary of Public

My Commission Expires:

PET POLICY ADDENDUM

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

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

Resident's Signature

Date

Refundable Damage Deposit _____
Amount Paid Date

Non-refundable Damage Deposit _____
Amount Paid Date _____

Attachment: tx065h01

**PET OWNERSHIP
(ELDERLY/DISABLED RESIDENTS)
FOR
THE HOUSING AUTHORITY OF THE
CITY OF HARLINGEN, TEXAS**

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PET OWNERSHIP

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

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

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

Pet Ownership Rules for Elderly/Disabled Residents

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

and exit the building. This restriction is not applicable to service animals.

10. No pet (other than birds or fish) shall be permitted to remain in an apartment overnight while the resident is away.
11. Management shall furnish to the household a pet sticker if the pet is a dog or cat which must be displayed on the front entrance door of the unit.
12. Resident shall provide the PHA a color photograph of the pet(s).
13. All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.
14. Any resident having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors. The resident is responsible for placing all waste in sealed plastic bags and disposing of such material in a trash container.
15. Resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea power. The resident is responsible for the cost of flea/tick extermination.
16. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
17. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
18. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
19. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
20. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animals droppings at least twice per day; and

take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

21. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
22. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.
23. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
24. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, display symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
25. Each pet owner shall pay a refundable pet deposit of \$200.00 for a dog or cat and a refundable pet deposit of \$50.00 for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit.
26. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
27. Should State or local law require that the pet deposit be placed in an interest bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically

address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.

28. All residents, including the elderly and disabled, are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the PHA.
29. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
30. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
31. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
32. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.
33. If the pet's health is threatened because of resident's inability to care for the pet due to illness, absence from the unit, or because of mistreatment of the pet, the PHA will notify the responsible person listed in the Pet Policy Addendum. If the individual is either unwilling or unable to care for the pet, or if the PHA is unable to contact the responsible part, the PHA will place the pet in a shelter for a maximum of thirty (30) days. If no responsible part is found, state or local authorities will be contacted.
34. The resident shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the death of the pet.
35. The resident agrees to assume all personal financial responsibility for damages to any personal or PHA property caused by the pet and assumes personal responsibility for personal injury to any party caused by the pet.
36. Pet Violation Procedures: Resident agrees to comply with the following:
 - a. Notice of Pet Rule Violation: If the PHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule

governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:

1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
 2. State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.
 3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
 4. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.
- b. **Pet Rule Violation Meeting:** If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.
- c. **Notice for Pet Removal:** If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:
1. Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.
 2. State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).

Pet Ownership-Elderly/Persons with Disabilities

3. State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.
- d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhumane manner. In such cases paragraph 24 shall apply.

AGREEMENT FOR CARE OF PET

In accordance with the Pet Policy of the Housing Authority of the City of Harlingen and the Addendum to the Residential Dwelling Lease Agreement dated between:

THE HOUSING AUTHORITY OF THE CITY OF HARLINGEN
219 E. Jackson Street
Harlingen, TX 78550

AND,

_____ (Resident's Name)

_____ (Resident's Address)

I hereby agree that should _____ become
incapable of caring for _____ a
(Name of Pet) (Type of Pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by the Housing Authority of the City of Harlingen.

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

Signature

Sworn and subscribed before
me this _____ day of
_____, _____.

Notary of Public

My Commission Expires:

PET POLICY ADDENDUM

Pet Ownership-Elderly/Persons with Disabilities

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

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

Resident's Signature

Date

Refundable

Damage Deposit _____

Amount Paid

Date

Housing Authority of the City of Harlingen
PHA Plan Update for FYB 2003

Statement of Progress
Attachment: tx065i01

The Housing Authority of has been successful in achieving its mission and goals in the year 2002. Goals are either completed or on target for completion by the end of the year.

Concerning modernization, the Harlingen Housing Authority has completed substantial renovation as follows:

Heritage Manor

- Patio equipment

Los Vecinos

- New bathrooms in some units to correct leakage from 2nd floor units.
- Exterior painting
- Landscaping
- New storage rooms

Le Moyne Gardens

- Exterior renovations
- Complete new bathrooms
- New storage rooms
- Exterior painting
- New fencing

Bonita Park

- Replaced bathroom cabinets
- Interior painting
- Replaced bathroom tub and countertops
- Built water closets around in units

Sunset Terrace

- Replaced kitchen countertops and added backsplash
- Landscaping

All Developments

- Playground equipment

Concerning self-sufficiency and crime and safety the HACH has continued to be successful in adding to the number of families who have become self-sufficient and graduated from the program. The HACH's security surveillance has proven to be a success in deterring crime incidents.

To ensure compliance with the Public Housing Reform Act of 1998, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Housing Authority of the City of Harlingen

Attachment: tx065j01

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Annual Plan

Type of Annual Plan to submit changed from Standard to High Performer.

Removed all entries to Components not required under the High Performer designation.

Moved list of "required" attachments listed under optional attachments to correct area under Required Attachment.

Revised Deconcentration and Income Targeting Policy

Revised Substantial Deviation and Significant Modification Statement

From:

- A. *Substantial Deviation from the 5-Year Plan:*
 - *Any change to the Mission Statement;*
 - *50% deletion from or addition to the goals and objectives as a whole; and*
 - *50% or more decrease in the quantifiable measurement of any individual goal or objective.*
- B. *Significant Amendment or Modification to the Annual Plan:*
 - *Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;*
 - *Any change in a policy or procedure that requires a regulatory 30-day posting;*
 - *Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and*
 - *Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Executive Director.*

**Housing Authority of the City of Harlingen
Summary of Policy or Program Changes for the Upcoming Year
Tx065j01**

To:

- A. *Substantial Deviation from the 5-Year Plan:*
 - *Any change to the Mission Statement;*
 - *50% deletion from or addition to the goals and objectives as a whole; and*
 - *50% or more decrease in the quantifiable measurement of any individual goal or objective.*

- B. *Significant Amendment or Modification to the Annual Plan:*
 - *Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;*

 - *Any change in a policy or procedure that requires a regulatory 30 day posting, **such as changes in the Admission's policy, changes affecting rent or the organization of the Waiting List;***

 - *Any **change being submitted** to HUD that requires a separate notification to residents, such as **changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Home-ownership programs;** and*

 - ***Any change in policy or operations that is inconsistent with the applicable Consolidated Plan.***

Housing Authority of the City of Harlingen
Attachment: tx065k01

Agency Plan Component 10 (B) Voluntary Conversion Initial Assessments

- A. How many of the PHA's developments are subject to the Required Initial Assessments?

Four public housing developments are subject to the required initial assessment.

Le Moyne Gardens	200 units
Los Vecinos	150 units
Bonita Park	120 units
Sunset Terrace	20 units

- B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

One development is exempt.

Heritage Manor	104 units
----------------	-----------

- C. How many Assessments were conducted for the PHA's covered developments?

One PHA-wide assessment was conducted for all covered developments.

- D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

The PHA has determined that conversion is not appropriate for any developments at this time.

- E. If the PHA has not completed the Required Initial Assessment, describe the status of these assessments.

Not applicable. Required Initial Assessment has been completed.

Housing Authority of the City of Harlingen

Attachment: tx065101

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

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

Housing Authority of the City of Harlingen
RASS Agency Follow-up Plan
Attachment: tx065m01

SECTION TWO: Communication

AREA OF CONCERN: **Inability of Residents to Communicate With Management Regarding Problems and Issues**

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 programs available to residents, and the ability of residents to communicate with management regarding problems and issues. The following are actions items that will be implemented for making improvements in this area:

ACTION ITEMS

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on issue. If situations which are identified as problems are improved, then it is believed that satisfaction with this service area should improve.

The Harlingen Housing Authority holds monthly meetings with residents.

Funding Source (if required) to be utilized: Operating Budget

Task Start Date: Began 12/10/02 Target Date of Completion: Ongoing

2. Improve Internal Communications.

The Agency will immediately schedule a series of training sessions and seminars, which will focus on Resident-Oriented Service Delivery by PHA Staff and Personnel. These workshops will train PHA staff and personnel to effectively and politely communicate with residents. Coursework may include role-playing exercises which demonstrate the appropriate manner in which to interact with residents.

Funding Source (if required) to be utilized: Operating Budget

Task Start Date: 12/10/02 Target Date of Completion: 09/30/02

3. Ensure Written Policies and Procedures.

The Agency will immediately conduct a review of its written policies and procedures to determine if all applicable policies and procedures have been documented and where necessary the Agency will prepare the missing documents. The Agency will also ensure that residents have copies of them, that they have input and that the residents are in agreement with them. Care will be taken to assure that the Agency management or staff does not dictate policies. Finally, residents will be encouraged to participate, as much as possible, in policy development.

The PHA displays current policies

Funding Source (if required) to be utilized: Operating Budget

Task Start Date: Ongoing Target Date of Completion: Ongoing

4. Institute A Common Point Of Reference For Notices.

The Agency will immediately identify and institute an effective and easily accessible method of communicating with residents. Suggested methods will include, but will not be limited to the following: flyers/letters sent with the rent bill, flyers/letters placed in all mailboxes or a community bulletin board.

Harlingen Housing Authority has identified and instituted an effective and easily accessible method of communicating with residents by placing flyers/letters on all doors or the community bulletin board at each development.

Funding Source (if required) to be utilized: Operating Budget

Task Start Date: ongoing Target Date of Completion: ongoing

SECTION FIVE: Neighborhood Appearances

AREA OF CONCERN: Dissatisfaction With Upkeep In Different Areas
of the Development

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 residents to report problems. Management responds in a timely and professional manner to appearance problems in the community. The following are action items that the Agency will undertake to make improvements in this area.

ACTION ITEMS

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on this issue.

Funding Source (if required) to be utilized: Operating Budget/Capital Funds

Task Start Date: _____* Target Date of Completion: ongoing

* *The Harlingen Housing Authority has held monthly resident meetings on an ongoing basis for sever years and will continue to do so.*

2. Schedule Anti-Pest Treatments and Trash Removal Pickups More Frequently.

The Agency will immediately reschedule and implement a more regular pest extermination program more frequently and on an as needed basis, if necessary. It will also implement quarterly trash days on which large items can be picked up.

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: * Target Date of Completion: ongoing

* *Already in place as of 5 years ago.*

3. Be Proactive About Improving The Appearance of Neighborhood.

The Agency will immediately develop and implement a program for improving the overall appearance of the neighborhood. This program will include, but will not be limited to the following activities:

- Conducting an assessment (at least visually) of the community on a daily basis.
- Management and Executive Staff becoming personally involved in this assessment and not just relying on staff for input.
- Starting a neighborhood appearance council made up of residents. Awarding prizes or recognizing to residents with the best kept yard and recognizing that individual or family in a newsletter
- Eliminating graffiti within 24 hours of report

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: * Target Date of Completion: ongoing

- *Already in place as of 5 years ago.*

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx065n01

Annual Statement /Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Harlingen	Grant Type and Number: Capital Fund Program No: TX059-PO65-50102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
----------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/02	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	96,000.00		96,000.00	96,000.00
3	1408 Management Improvements	154,336.32		154,336.32	105,150.52
4	1410 Administration	99,785.40		99,785.40	12,013.31
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	59,953.92		59,953.92	2,544.27
8	1440 Site Acquisition				
9	1450 Site Improvement	247,426.56		247,426.56	0.00
10	1460 Dwelling Structures	307,034.88		307,034.88	33,826.65
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	38,545.92		38,545.92	0.00
13	1475 Nondwelling Equipment	14,400.00		14,400.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$1,017,483.00		\$1,017,483.00	\$249,534.75
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX059-PO65-50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Management Improvements:							
	Comprehensive Maintenance Plan & Tracking System	1408		13,920.00		13,920.00	12,920.00	
	General Technical Assist/PHAS/QHWRA Improve.	1408		14,880.00		14,880.00	13,880.00	
	Update Policies and Procedures/Consortia	1408		9,600.00		9,600.00	8,908.75	
	Computer Training	1408		3,360.00		3,360.00	2,360.00	
	Inspection Training	1408		1,920.00		1,920.00	1,000.00	
	HUD Rules and Regulations	1408		2,400.00		2,400.00	1,400.00	
	Authority Policies and Procedures	1408		1,920.00		1,920.00	1,000.00	
	PHAS Training	1408		3,072.00		3,072.00	2,072.00	
	Maintenance Staff Training	1408		1,920.00		1,920.00	1,000.00	
	Financial/Internal Control/Procurement Training	1408		3,360.00		3,360.00	2,360.00	
	Resident Council Training	1408		2,880.00		2,880.00	1,880.00	
	Update Computer Software	1408		4,975.68		4,975.68	3,975.68	
	Resident Initiatives Coordinator (resident)	1408		20,448.00		20,448.00	19,448.00	
	MIS Coordinator	1408		31,763.52		31,763.52	12,308.79	
	Inventory Control Clerk	1408		22,934.40		22,934.40	11,448.18	
	Benefits	1408		14,982.72		14,982.72	9,189.12	
	Total 1408			154,336.32		154,336.32	105,150.52	68% Complete
	Administration:							
	CFP Coordinator	1410		30,803.52		30,803.52	2,030.40	
	Clerk of the Works	1410		26,880.00		26,880.00	692.00	
	Prorated Salaries	1410		9,600.00		9,600.00	800.50	
	Benefits	1410		23,040.00		23,040.00	8,490.41	
	Sundries, supplies	1410		9,461.88		9,461.88	0.00	
	Total 1410			99,785.40		99,785.40	12,013.31	12% Complete
	Subtotal Page 2			254,121.72		254,121.72	117,163.83	

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

PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX059-PO65-50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX065-001	Electrical Upgrade, including rewire rangehoods	1460	72 units	112,800.00		112,800.00	0.00	
LOS VECINOS	Bathroom upgrade/related plumbing work	1460		18,446.40		18,446.40	0.00	
	Replace door hardware	1460	286 ea	7,689.83		7,689.83	0.00	
	Exterior paint	1460	28514 sf	10,550.17		10,550.17	0.00	
	Remodel Community Hall doors	1470		960.00		960.00	0.00	
	Renovate/repair Maintenance Warehouse	1470	1	37,585.92		37,585.92	0.00	
	Total Los Vecinos			188,032.32		188,032.32	0.00	
TX065-002	Replace countertops	1460		4,800.00		4,800.00	0.00	
BONITA PARK	Rewire rangehoods	1460		7,891.20		7,891.20	0.00	
	Total Bonita Park			12,691.20		12,691.20	0.00	
TX05-003	Related Sewer work	1450		14,400.00		14,400.00	0.00	
LeMOYNE	Roaches and Vermin Treatment (partial)	1460	37880 sf	10,227.84		10,227.84	0.00	
GARDENS	Bathroom upgrade, includes medicine cabinets	1460	96 ea	86,400.00		86,400.00	33,826.65	
	Replace Exhaust Vents	1460	270 ea	20,272.32		20,272.32	0.00	
	Replace GFI Receptacles	1460	96 ea	3,916.80		3,916.80	0.00	
	Total LeMoyne Gardens			135,216.96		135,216.96	33,826.65	25% Complete
TX065-004	Replace Sewer Lines	1450		89,026.56		89,026.56	0.00	
HERITAGE	Replace Water Lines	1450		144,000.00		144,000.00	0.00	
MANOR	Relocate laundry	1460		24,040.32		24,040.32	0.00	
	Total Heritage Manor			257,066.88		257,066.88	0.00	
	Subtotal Page 3			593,007.36		593,007.36	33,826.65	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx065o02

Annual Statement /Performance and Evaluation Report

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

PHA Name HARLINGEN HOUSING AUTHORITY	Capital Funds Grant No. TX059-PO65-50101	FFY of Grant Approval 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/02		
<input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Nnn-Capital Funds	0.00	0.00	0.00	0.00
2	1406 Operations	104,087.00	208,174.00	208,174.00	208,174.00
3	1408 Management Improvements	112,997.00	54,203.00	54,203.00	54,203.00
4	1410 Administration	106,087.00	49,292.00	49,292.00	49,292.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	96,202.00	153,727.00	153,727.00	153,727.00
8	1440 Sites Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	41,962.00	0.00	0.00	0.00
10	1460 Dwelling Structures	464,008.00	559,428.00	559,428.00	559,428.00
11	1465.1 Dwelling Equipment-Nonexpendable	43,409.00	36,600.00	36,600.00	36,600.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	598.00	598.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	83,270.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 20)	\$1,062,022.00	\$1,062,022.00	\$1,062,022.00	\$1,062,022.00
22	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX065-001	Asbestos Survey	1430	1	18,750.00	0.00	0.00	0.00	
Los Vecinos	Sidewalk Repair	1450	2500 sy	9,325.00	0.00	0.00	0.00	
	Masonry Work	1460	3657 sf	19,604.00	0.00	0.00	0.00	
	Subtotal			47,679.00	0.00	0.00	0.00	
TX065-002	Asbestos Survey	1430	1	15,000.00	0.00	0.00	0.00	
Bonita Park	Sidewalk Repair	1450	2500 sy	9,325.00	0.00	0.00	0.00	
	Masonry Work	1460	1950 sf	10,452.00	0.00	0.00	0.00	
	Replace kitchen wall cabinet	1460		0.00	209,088.00	209,088.00	209,088.00	
	Replace Water Heater Closet	1460		0.00	7,000.00	7,000.00	7,000.00	
	Exterior Paint	1460	54000 sf	19,980.00	0.00	0.00	0.00	
	Interior Paint	1460	34304 sf	25,042.00	0.00	0.00	0.00	
	Electrical Upgrade	1460	60 units	15,000.00	0.00	0.00	0.00	
	Replace Water Heaters	1465	60 ea	43,409.00	0.00	0.00	0.00	
	Subtotal			138,208.00	216,088.00	216,088.00	216,088.00	
Page Total				185,887.00	216,088.00	216,088.00	216,088.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX065-003	Sidewalk Repair	1450	2500 sy	9,325.00	0.00	0.00	0.00	
LeMoynes Gardens	Masonry Work	1460	3816 sf	20,452.00	312,125.00	312,125.00	312,125.00	
	Exterior Paint	1460	27500 sf	10,175.00	0.00	0.00	0.00	
	Interior Paint	1460	17152 sf	12,521.00	0.00	0.00	0.00	
	Replace Bathtubs	1460	100 ea	47,654.00	0.00	0.00	0.00	
	Electrical Upgrade	1460	50 units	78,333.00	0.00	0.00	0.00	
	Provide Entrance Porch Railing	1460	100 lf	1,937.00	0.00	0.00	0.00	
	Replace Cabinets/Countertop	1460	700 lf	52,227.00	0.00	0.00	0.00	
	Replace Kitchen Wall Cabinets	1460	976 lf	133,390.00	0.00	0.00	0.00	
	Replace plumbing	1460		0.00	31,215.00	31,215.00	31,215.00	
	Subtotal			366,014.00	343,340.00	343,340.00	343,340.00	
TX065-004	Sidewalk Repair	1450	2500 sy	9,325.00	0.00	0.00	0.00	
Heritage Manor	Masonry Work	1460	937 sf	5,025.00	0.00	0.00	0.00	
	Exterior paint	1460	2500 sf	925.00	0.00	0.00	0.00	
	Subtotal			15,275.00	0.00	0.00	0.00	
TX065-005	Sidewalk Repair	1450	1250 sy	4,662.00	0.00	0.00	0.00	
Sunset	Masonry Work	1460	500 sf	2,680.00	0.00	0.00	0.00	
	GFI Receptacle Replacement	1460	12 ea	490.00	0.00	0.00	0.00	
	Interior Paint	1460	11125 sf	8,121.00	0.00	0.00	0.00	
	Subtotal			15,953.00	0.00	0.00	0.00	
Page Total				384,789.00	343,340.00	343,340.00	343,340.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operation Expenses	1406		104,087.00	208,174.00	208,174.00	208,174.00	
Management Improvements	General Technical Assist/PHAS/QHWRA Improvement	1408		16,500.00	0.00	0.00	0.00	
	Update Policies and Procedures/Consortia	1408		10,000.00	15,744.00	15,744.00	15,744.00	
	Computer Training	1408		3,500.00	0.00	0.00	0.00	
	Inspection Training	1408		2,000.00	0.00	0.00	0.00	
	HUD Rules and Regulations	1408		2,500.00	0.00	0.00	0.00	
	Authority Policies and Procedures	1408		2,000.00	0.00	0.00	0.00	
	PHAS Training	1408		3,200.00	260.00	260.00	260.00	
	Maintenance Staff Training	1408		2,000.00	0.00	0.00	0.00	
	Financial Training	1408		2,500.00	0.00	0.00	0.00	
	Resident Council Training	1408		3,000.00	0.00	0.00	0.00	
	Update Computer Software	1408		5,000.00	6,852.00	6,852.00	6,852.00	
Staffing	Resident Initiatives Coordinator (resident)	1408		21,300.00	0.00	0.00	0.00	
	MIS Coordinator	1408		0.00	18,213.00	18,213.00	18,213.00	
	Economic Self-Sufficiency Coordinator	1408		23,890.00	6,689.00	6,689.00	6,689.00	
	Benefits	1408		15,607.00	6,445.00	6,445.00	6,445.00	
	Subtotal			112,997.00	54,203.00	54,203.00	54,203.00	
	Page Total			217,084.00	262,377.00	262,377.00	262,377.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA- Wide Administration	CFP Coordinator	1410		32,087.00	15,848.00	15,848.00	15,848.00	
	Clerk of the Works	1410		28,000.00	13,134.00	13,134.00	13,134.00	
	Prorated Salaries	1410		10,000.00	6,667.00	6,667.00	6,667.00	
	Benefits	1410		24,000.00	13,643.00	13,643.00	13,643.00	
	Sundry	1410		12,000.00	0.00	0.00	0.00	
	Subtotal			106,087.00	49,292.00	49,292.00	49,292.00	
Fees and Costs (A&E)	A/E Services	1430		41,000.00	153,343.00	153,343.00	153,343.00	
	Inspection Costs (CFP Inspector)	1430		11,000.00	0.00	0.00	0.00	
	Printing Costs	1430		2,452.00	384.00	384.00	384.00	
	Consultant Fees, Annual Plan, Elevator Fees	1430		8,000.00	0.00	0.00	0.00	
	Subtotal			62,452.00	153,727.00	153,727.00	153,727.00	
Dwelling Equipment	Replace Ranges	1465		0.00	11,100.00	11,100.00	11,100.00	
	Replace Refrigerators	1465		0.00	25,500.00	25,500.00	25,500.00	
				0.00	36,600.00	36,600.00	36,600.00	
Non-Dwelling Equipment	Office/Maintenance Equipment as Needed	1475		10,000.00	598.00	598.00	598.00	
	Subtotal			10,000.00	598.00	598.00	598.00	
Contingency	Contingency (may not exceed 8% of grant total)	1502		83,270.00	0.00	0.00	0.00	
	Subtotal			83,270.00	0.00	0.00	0.00	
	Page Total			261,809.00	240,217.00	240,217.00	240,217.00	
						Grand Total for CFP 501	\$1,062,022.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX065-PO001 Los Vecinos	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO002 Bonita Park	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO003 LeMoyne Gardens	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO004 Heritage Manor	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
HA Wide:							
Mgmt.Improvements	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Administration	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Fees & Costs	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Non-Dwelling Equipment	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx065p02

Annual Statement /Performance and Evaluation Report

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

PHA Name HARLINGEN HOUSING AUTHORITY	Capital Funds Grant No. TX059-PO65-50101	FFY of Grant Approval 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Nnn-Capital Funds	0.00	0.00	0.00	0.00
2	1406 Operations	208,174.00	208,174.00	208,174.00	208,174.00
3	1408 Management Improvements	54,203.00	54,203.00	54,203.00	54,203.00
4	1410 Administration	49,292.00	49,292.00	49,292.00	49,292.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	153,727.00	153,727.00	153,727.00	153,727.00
8	1440 Sites Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	559,428.00	559,428.00	559,428.00	559,428.00
11	1465.1 Dwelling Equipment-Nonexpendable	36,600.00	36,600.00	36,600.00	36,600.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	598.00	598.00	598.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 20)	\$1,062,022.00	\$1,062,022.00	\$1,062,022.00	\$1,062,022.00
22	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX065-003	Sidewalk Repair	1450	2500 sy	0.00	0.00	0.00	0.00	
LeMoynes Gardens	Masonry Work	1460	3816 sf	312,125.00	312,125.00	312,125.00	312,125.00	
	Exterior Paint	1460	27500 sf	0.00	0.00	0.00	0.00	
	Interior Paint	1460	17152 sf	0.00	0.00	0.00	0.00	
	Replace Bathtubs	1460	100 ea	0.00	0.00	0.00	0.00	
	Electrical Upgrade	1460	50 units	0.00	0.00	0.00	0.00	
	Provide Entrance Porch Railing	1460	100 lf	0.00	0.00	0.00	0.00	
	Replace Cabinets/Countertop	1460	700 lf	0.00	0.00	0.00	0.00	
	Replace Kitchen Wall Cabinets	1460	976 lf	0.00	0.00	0.00	0.00	
	Replace plumbing	1460		31,215.00	31,215.00	31,215.00	31,215.00	
	Subtotal			343,340.00	343,340.00	343,340.00	343,340.00	
TX065-004	Sidewalk Repair	1450	2500 sy	0.00	0.00	0.00	0.00	
Heritage Manor	Masonry Work	1460	937 sf	0.00	0.00	0.00	0.00	
	Exterior paint	1460	2500 sf	0.00	0.00	0.00	0.00	
	Subtotal			0.00	0.00	0.00	0.00	
TX065-005	Sidewalk Repair	1450	1250 sy	0.00	0.00	0.00	0.00	
Sunset	Masonry Work	1460	500 sf	0.00	0.00	0.00	0.00	
	GFI Receptacle Replacement	1460	12 ea	0.00	0.00	0.00	0.00	
	Interior Paint	1460	11125 sf	0.00	0.00	0.00	0.00	
	Subtotal			0.00	0.00	0.00	0.00	
	Page Total			343,340.00	343,340.00	343,340.00	343,340.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operation Expenses	1406		208,174.00	208,174.00	208,174.00	208,174.00	
Management Improvements	General Technical Assist/PHAS/QHWRA Improvement	1408		0.00	0.00	0.00	0.00	
	Update Policies and Procedures/Consortia	1408		15,744.00	15,744.00	15,744.00	15,744.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Inspection Training	1408		0.00	0.00	0.00	0.00	
	HUD Rules and Regulations	1408		0.00	0.00	0.00	0.00	
	Authority Policies and Procedures	1408		0.00	0.00	0.00	0.00	
	PHAS Training	1408		260.00	260.00	260.00	260.00	
	Maintenance Staff Training	1408		0.00	0.00	0.00	0.00	
	Financial Training	1408		0.00	0.00	0.00	0.00	
	Resident Council Training	1408		0.00	0.00	0.00	0.00	
	Update Computer Software	1408		6,852.00	6,852.00	6,852.00	6,852.00	
Staffing	Resident Initiatives Coordinator (resident)	1408		0.00	0.00	0.00	0.00	
	MIS Coordinator	1408		18,213.00	18,213.00	18,213.00	18,213.00	
	Economic Self-Sufficiency Coordinator	1408		6,689.00	6,689.00	6,689.00	6,689.00	
	Benefits	1408		6,445.00	6,445.00	6,445.00	6,445.00	
	Subtotal			54,203.00	54,203.00	54,203.00	54,203.00	
	Page Total			262,377.00	262,377.00	262,377.00	262,377.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA- Wide Administration	CFP Coordinator	1410		15,848.00	15,848.00	15,848.00	15,848.00	
	Clerk of the Works	1410		13,134.00	13,134.00	13,134.00	13,134.00	
	Prorated Salaries	1410		6,667.00	6,667.00	6,667.00	6,667.00	
	Benefits	1410		13,643.00	13,643.00	13,643.00	13,643.00	
	Sundry	1410		0.00	0.00	0.00	0.00	
	Subtotal			49,292.00	49,292.00	49,292.00	49,292.00	
Fees and Costs (A&E)	A/E Services	1430		153,343.00	153,343.00	153,343.00	153,343.00	
	Inspection Costs (CFP Inspector)	1430		0.00	0.00	0.00	0.00	
	Printing Costs	1430		384.00	384.00	384.00	384.00	
	Consultant Fees, Annual Plan, Elevator Fees	1430		0.00	0.00	0.00	0.00	
	Subtotal			153,727.00	153,727.00	153,727.00	153,727.00	
Dwelling Equipment	Replace Ranges	1465		11,100.00	11,100.00	11,100.00	11,100.00	
	Replace Refrigerators	1465		25,500.00	25,500.00	25,500.00	25,500.00	
				36,600.00	36,600.00	36,600.00	36,600.00	
Non-Dwelling Equipment	Office/Maintenance Equipment as Needed	1475		598.00	598.00	598.00	598.00	
	Subtotal			598.00	598.00	598.00	598.00	
Contingency	Contingency (may not exceed 8% of grant total)	1502		0.00	0.00	0.00	0.00	
	Subtotal			0.00	0.00	0.00	0.00	
	Page Total			240,217.00	240,217.00	240,217.00	240,217.00	
						Grand Total for CFP 501	\$1,062,022.00	

Annual Statement /Performance and Evaluation Report

Harlingen Housing Authority

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX065-PO001 Los Vecinos	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO002 Bonita Park	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO003 LeMoyne Gardens	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
TX065-PO004 Heritage Manor	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
HA Wide:							
Mgmt.Improvements	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Administration	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Fees & Costs	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	
Non-Dwelling Equipment	09/30/02	06/30/02	06/30/02	03/31/04	09/30/02	09/30/02	