

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

PHA Plans

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 Kingsville

PHA Number: TX114

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)

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:
 - Leverage private or other public funds to create additional housing opportunities: Continue work with community partners to provide affordable housing within Kingsville
 - Acquire or build units or developments
 - Other (list below)
- {
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: Our goal continues to be to offer the best service possible to our clients.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units: The capital fund program has allowed us to continue renovating and improving public housing in Kingsville. Through this funding we shall continue our endeavors.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: Goal is to reach landlords that may not be aware of the benefits of housing Section 8 participants.
 - Increase voucher payment standards
 - Implement voucher homeownership program: Recent approval by housing board for a homeownership program will allow a progressive move towards a positive future in homeownership for many Kingsville residents.
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Measure implemented in policies. Due to small town, difficult to implement deconcentration as many families are low income.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Policies reflect this but as mentioned, due to small housing authority status, previous requests have been made on exemptions regarding this issue.
 - Implement public housing security improvements: Efforts are being made to contract with off duty police officers to patrol developments.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

- Increase the number and percentage of employed persons in assisted families: Our efforts are to encourage employment, job training and education in order to have a greater number of jobs.
- Provide or attract supportive services to improve assistance recipients' employability: We collaborate with a variety of agencies to try to provide services that will help recipients become employed.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: All applications are accepted and all applicants are given fair and equal treatment.
 - 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: Capital fund allows us to work towards this end.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Fairness and Equality for all applicants and participants continues to be a key issue that this housing authority strives to accomplish.

Community collaborations in order to insure opportunities for participants in our programs.

Working hard to insure that this housing authority keeps up to date with HUD regulations and is timely in its responses to H.U.D.

Annual PHA Plan
PHA Fiscal Year 2003
[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 Kingsville Housing Authority is a small agency with 220 public housing units and averages about 470 Section 8 Housing Choice Vouchers. The Housing Authority has implemented all necessary requirements as H.U.D. has designated. This PHA has created preference for applicants which consists of local preference and displacement preference. The PHA has implemented the Pet Policy for residents and currently has a Capital Fund Program in place.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name):
 - 5 Year Plan Progress Statement
 - Pet Ownership Summary
 - Resident Advisory Board Members
 - Resident Membership of the PHA Governing Board
 - Component 3, (6) Deconcentration and Income Mixing
 - Significant Amendments or Modifications
 - Follow up Plan Certification

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Grievance Procedures

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
	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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" 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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3318	N/a	N/a	N/a	N/a	N/a	N/a
Income >30% but <=50% of AMI	1586	N/a	N/a	N/a	N/a	N/a	N/a
Income >50% but <80% of AMI	1868	N/a	N/a	N/a	N/a	N/a	N/a
Elderly	3588	N/a	N/a	N/a	N/a	N/a	N/a
Families with Disabilities	327	N/a	N/a	N/a	N/a	N/a	N/a
Race/Ethnicity	2823	N/a	N/a	N/a	N/a	N/a	N/a
Race/Ethnicity	257	N/a	N/a	N/a	N/a	N/a	N/a
Race/Ethnicity	1701	N/a	N/a	N/a	N/a	N/a	N/a
Race/Ethnicity	1991	N/a	N/a	N/a	N/a	N/a	N/a

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: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1997 GERAL A. TEEL COMPANY, INC. MARKET STUDY
- 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	57		108
Extremely low income <=30% AMI	57	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	48	84%	
Elderly families	2	4%	
Families with Disabilities	7	12%	
Race/ethnicity(W)	5	9%	
Race/ethnicity(B)	4	7%	
Race/ethnicity(H)	46	80%	
Race/ethnicity(Other)	2	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	48	84%	
2 BR	5	8%	
3 BR	2	4%	
4 BR	2	4%	
5 BR	0	0%	
5+ BR			

Table Library

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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	149		96
Extremely low income <=30% AMI	122	82%	
Very low income (>30% but <=50% AMI)	27	12%	
Low income (>50% but <80% AMI)	0	0	
Families with children	114	77%	
Elderly families	3	2%	
Families with Disabilities	9	6%	
White/Anglo	10	7%	
Black/Black	5	3%	
White/Hispanic	133	89.2%	
Other	1	.006%	
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR			

Table Library

Housing Needs of Families on the Waiting List			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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: We continue to work towards having quick turnover of vacant apartments.
- 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)
 2. Work will collaborating agencies.
 3. Work closely with Kingsville Affordable Housing (An affordable housing community agency.)

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: The economic environment in Kingsville is generally very low.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance Waiting list is short and many families are at very low and extremely low income.
- 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: The flat rent policy established by this agency has been established in that effort.
- 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) The elderly are placed on our waiting lists and we work closely to address their concerns.

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) State requirements are being met to house families with disabilities.

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) Correspond and market to community agencies regarding services being provided.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[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	485,388	
b) Public Housing Capital Fund	365,740	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,175,860	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	43,091	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	209,820	
4. Other income (list below)		
Excess Utilities & Yard Care	3,290	
Interest Income, and Misc.	28,990	
4. Non-federal sources (list below)		
Total resources	3,312,179.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe) When a families name comes up on the waiting list.
- 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): Previous Assisted History
- 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) When a state records check reflects a possible need for further check or a family indicates that they have not lived in Texas for 1 year or more.

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

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) If documentation of family violence and the need to move due to family violence can be documented.

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) Families that work, attend school or are in job training in the jurisdiction.

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:

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

Other preferences (select all that apply)

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

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) One on one meetings and open door policy throughout the organization.

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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) When a previous records check reflects a need for further research or if applicant reflects having lived out of state within the past year.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) previous landlord information if they choose to obtain references.

(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? When extenuating circumstance can be documented.

If yes, state circumstances below: when a family shows extenuating circumstances for 60 days not to be sufficient time. EX. Hospital stay for family member, etc.

(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? It may

become necessary to exceed these requirements due to large number of low income families.

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) Tenant information packet, FSS information located within the Section 8 Plan.

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

- Through published notices

Other (list below): Meetings and media.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase: Increases of \$100 or more.
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_\$100 or more per month_____
- Other (list below) Within 10 days of family composition or income composition changes.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

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: The Housing Authority is overseen by a Housing Authority Board appointed by the Mayor. The Housing Authority is managed as follows: 1 Executive Director (Responsible for all housing operations), 1 Administrative assistant (reports directly to the Executive Director). 1 Operations Manager (reports directly to Executive Director). 1 Operations Manager (reports directly to Executive Director and oversees Section 8, Public Housing, Drug Elimination, F.S.S., Capital Fund and Maintenance), 1 Section 8 Coordinator, 1 Public housing coordinator, 1 Inspector, 5 Clerical Staff, 6 Maintenance Staff.

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	186	9
Section 8 Vouchers	464	8
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

Other Federal Programs(list individually)	N/A	N/A

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.

2. Public Housing Maintenance and Management: (list below)
 - Personnel Policy
 - Maintenance Policy
 - Personnel Drug Policy
 - Eradication of Pest Infestation (including cockroach infestation is located in public housing maintenance policy by ensuring that pest control is scheduled at a minimum monthly for all public housing apartments and offices.

- (2) Section 8 Management: (list below)
 - Admissions Policy
 - Personnel Policy
 - Personnel Drug Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) component 7

-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

Table Library

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) Component 7

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Table Library

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

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

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

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

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

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

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Procedures

Section 8 Voucher/Homeownership Option Program

I. Eligibility for Admission

The eligibility for admission to the Homeownership Voucher program will be the same income requirements as the tenant-based voucher rental assistance program. However, there will be additional eligibility requirements for this program as follows:

1. Family must be a first time homebuyer (or no family member can have had current interest in a residence in the past three years).
2. Family must meet income requirement of the minimum wage x 2000 hours.
3. Family must meet the employment requirement of working on a full time job for at least one year prior to receiving assistance under this program (Full time employment is defined as working at least 30 hours per week on a job).
4. Family must not have defaulted on a mortgage securing debt to purchase a home under the homeownership voucher program.
5. Although all income is included when determining eligibility under the Section 8 rental assistance or public housing rental assistance programs, welfare assistance income must be excluded when determining for homeownership voucher assistance for all applicants with the exception of elderly or handicapped applicants.

I. Application Waiting List

The Section 8 Homeownership Voucher Program's initial implementation date will be January 1, 2003. The waiting list for this program will be separate and apart from the tenant based rental assistance waiting list. However, both waiting lists will fund from the same Kingsville Housing Authority Section 8 voucher allocation funds.

Therefore, the Section 8 Homeownership Voucher program waiting list will be created in the following sequence in accordance with date and time.

Sequence priority 1 – all existing qualified current residents on the Kingsville Housing Authority Section 8 or Public Housing programs will be invited to apply to the Homeownership voucher program waiting list.

Sequence priority 2 – all applicants currently on the Section 8 and Public Housing waiting lists will be informed that the Homeownership voucher program waiting list is open and the eligibility requirements for participation in the program.

Sequence priority 3 – Public notice through the newspaper and other communiqué will announce the opening of the Homeownership Voucher program waiting list to the general public.

II. Selection from the Waiting List

Selection from the waiting list will be based on date and time of application.

III. Homeownership Counseling

Family will be required to attend homeownership counseling administered by Kingsville Affordable Housing prior to the final approval of homeownership voucher assistance approval. This homeownership counseling shall be scheduled upon the issuance of the search and purchase authorization.

IV. Size of Home

The housing authority will not determine the size of home a family can purchase, however, the housing authority does reserve the right to deny assistance due to the affordability of the home selected by the family.

V. Inspections

The housing authority will conduct an initial HQS inspection to qualify or disqualify a home selected for homeownership voucher assistance.

However, the homebuyer must contract for a second independent professional inspection at the homebuyer's expense. The housing authority will not conduct additional inspections after the home is purchased.

VI. Schedule for Search and Purchase

The prospective homebuyer will have a maximum of 180 days to select a home, secure financing, and close the sale on a home once eligibility assistance is approved. If little progress is made within this timeframe, assistance approval will be terminated and the applicant will retain their current rental assistance if a current Section 8 resident or have the option to be placed on the Section 8 rental assistance waiting list if not a current Section 8 rental assistance client.

VII. Portability

The family can purchase a home outside the Kingsville Housing Authority's jurisdiction under the Homeownership voucher program as long as the PHA in the new jurisdiction administers a Homeownership voucher assistance program and is accepting new families in their program.

VIII. Calculations of Assistance

The housing authority shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of:

The monthly homeownership assistance payment shall be calculated by the annual income of head(s) of household. The annual gross income will be subject to allowances for utility cost (WHA Utility Allowance Sheet), dependent allowance, elderly, and/or head of household receiving disability benefits. For each minor \$480 and \$400 elderly/disability allowance for the head of household and other applicable adult household member(s) whose income is included as household income.

The housing authority shall pay a monthly homeownership assistance payment on behalf of the family that is equal to the lower of (1) the payment standard minus 30% of the adjusted monthly income or (2) homeownership expenses minus 30% of the adjusted monthly income.

Example: 1200 gross monthly income
 x 12 months
 14,400 annual income

 14,400
 - 480 dependent allowance
 - 480 dependent allowance
 13,440

 13,440
 divided by 12months
 1,120 adj. Annual income

1,120
 x 30%
 336 TTP (Total Tenant Payment)

337 3 bedroom payment standard minus
 338 TTP
 339 maximum subsidy

340 mortgage payment minus
 341 maximum subsidy
 221 tenant mortgage payment

IX. Maximum Term of Assistance

The maximum term of assistance is fifteen (15) years for all initial mortgages of twenty (20) years or longer. All other mortgages have a ten-year maximum term. The only exception to this rule is that elderly or disabled applicants have no maximum term.

X. Payment of Assistance

All assistance payments will be made directly to the lender.

XI. Annual Review

All annual reviews will be conducted on the homeowner's anniversary date for family income change only.

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S.

Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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? 05/03/01

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and 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: Flat Rent
- Public housing admissions policies : Flat Rent
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Computer Lab</i>	<i>10</i>	<i>Interest in comp.</i>	<i>Brown Villa Dev.</i>	<i>Public Housing</i>

(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: 11/01/02)
Public Housing	0	17
Section 8	46	38

- 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:
 New applicants receive an orientation regarding the FSS program. At every re-exam, the families will be re-introduced to F.S.S. and attempts to stimulate interest will be key. Also families are randomly selected monthly for home visits.

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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): Reports on incidences provided by weekend security.

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

Brown Villa is the largest development. Connel Villa and Maple Circle are also greatly affected.

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)
Contracting with off duty police officers for security.

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

Brown Villa is our largest development.

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)

Brown Villa, Connell Villa, Maple Circle, Horizon Village, Casa Ricardo.

D. Additional information as required by PHDEP/PHDEP Plan

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)]

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? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes 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): The Housing Authority of the City of Kingsville has for the last ten years worked through comprehensive long term capital improvement plans by way of CIAP, and now CFP to extend the utilization of all its public housing units. The types of asset management activities that the Housing Authority of the City of Kingsville will undertake include steps toward cost trend analysis, developments-based accounting, and if feasible comprehensive stock assessments in our asset management objectives and goals.
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:
Advisory board continues to express concern over pet policy. The implementation of the pet policy is a requirement and the advisory board consensus is to not allow pets in the developments. Expressed that this was a requirement for this housing authority by HUD.
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below): Explained that the housing authority was unable to change this policy as it was a requirement from H.U.D. Explained that a stringent pet policy was in place in order to reduce problems regarding pets.

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: **Kingsville, Kleberg, Texas.**

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

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

- Other: (list below)

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

No specific actions or commitments by the State of Texas' consolidation plan.

D. Other Information Required by HUD

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

Attachments

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

Attachment 1

Five Year Plan Progress Statement

The Housing Authority of the City of Kingsville continues to ensure that it makes a positive difference in the lives of families. This PHA is working aggressively to insure 100 % occupancy and lease up in both public housing and Section 8. Much progress has been made in reaching assistance to families at 100% lease-up in the Section 8 Program. Public Housing continues to work hard at reaching families through dedicated efforts by both management and maintenance of the developments. Various outreach efforts are being made in order to inform community of availability in housing.

The steps leading to the revitalization of a low income neighborhood in our community continue to be of great importance to this PHA. One, 3 bedroom, brick home has been completed through the collaboration of local partners. The house is located in that same low income area and we continue to work toward attempting to build more homes with agency partners.

Improvement in our programs and practices continue to be an objective with this agency and continue to be visible. We continue to work with the improvement board which delineates areas where improvement is necessary and we are working to improve those areas. The use of Capital funds to improve both public housing units and the areas which our residents utilize has been of great benefit to both the public housing residents and the community as a whole.

The deconcentration policy continues to be difficult to implement. The policies are established in our office, however, the majority of applicants continue to be extremely low income families. Very few applicants are very low or low income. We have therefore had to deviate from the deconcentration percentages that are required of this PHA.

As the drug elimination funding for community policing is no longer available, we are working with the police department as much as possible. We have also set up a system with contracting with off-duty police officers to patrol the developments in the later hours of the evening. Although this is not an ideal situation, we are working together to try to make things as good as possible.

This PHA continue to ensure equal opportunity in housing as it is critical in the way this PHA functions.

The Resident Association and Community Partners continue to make the Kingsville Housing Authority progressive. The partners include, the Kingsville Resident Association, City of Kingsville Police Department, Coastal Bend College, Alice Co-Op,

Community Action of South Texas, and The Kleberg County Extension, Texas A&M-Kingsville just to name a few. We continue to work with different entities to provide the best possible services to the resident of public housing in Kingsville.

Attachment 2

Pet Ownership Policy Summary

The Kingsville Housing Authority has implemented the pet policy for all residents that reside in public housing. The pet policy is a lengthy document that consists of rules that all pet owners must follow. The following are key points that are included in the pet policy.

All City and State ordinances on pets are adhered to through this policy.

All families residing in public Housing are allowed a maximum of one pet. The pet must be considered a common household pets. All residents must register their pets at the central office location prior to bringing them on to property. No fighter breeds will be allowed on the premises. There is a maximum height and weight established for all pets with the exception or such pets as seeing eye dogs

There is a pet deposit for elderly and disabled and pet fee for all other families residents in public housing. These deposits and fees shall be utilized for items such as any damages by pets to an apartments or outer premises and any extermination that may be necessary due to these pets residing in apartments.

Pets are required to be cared for and families with pets are required to care for pets and pick up after all pets both inside and outside of apartments.

Pet violation procedures have been implemented in which the families are given meetings in the event that there may be some indication that they are violating policy.

If pet ownership policy is not followed, then the pets must be removed and a fine may be imposed or in the event of serious/continuous violations, a termination of pet owners residency may ensue. These rules are set up with one main objective, which is the safety of all families and guests in public housing.

Attachment 3

Resident Advisory Board Membership

The following consist of the Resident Advisory Board Membership. There are representatives from both Section 8 and Public Housing as both programs are serviced through this agency.

2. Elizabeth Nieves
3. Stephanie Perez
4. Carmen Martinez
5. Olga Lomas
6. Margaret Folmar
7. Tommie Martinez

Attachment 4

RESOLUTION #6/24/99

DECONCENTRATION RESOLUTION

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 states "a public housing agency shall submit with its annual public housing agency plan under section 5A an admission policy designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects and

WHEREAS, the Quality Housing and Work Responsibility Act of 1998; Initial Guidance; Notice Issued February 18, 1999, effective April 1, 1999, requires that a resolution be passed by the housing authority indicating that required amendments have been made to said policy and adopted by the Board of Commissioners,

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioner of the Housing Authority of the City of Kingsville that the required amendments to the Admissions and Occupancy Policy have been duly adopted and read as follows:

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

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

Amendment Dated 2/25/00

The Kingsville Housing Authority has adhered to these federal regulations and will continue to implement policy. However, this PHA finds a great need to house a greater percentage of extremely low income families as reflected through the waiting lists. This PHA will assist higher income families through the deconcentration regulations until higher income families are exhausted. At that point, this PHA shall assist the extremely low-income prioritizing families through the deconcentration resolution.

Attachment 5

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Resident Board Member:

Tommie Martinez

Term Date:

January 8, 2001

January 8, 2003

Appointed By:

Table Library

Phil Esquivel, Mayor
City of Kingsville

Attachment 6

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 questions.
- 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.

Attachment 7

SIGNIFICANT AMENDMENT OR MODIFICATION

The Housing Authority of the City of Kingsville will consider the following to be significant amendments or modifications to the PHA Plan:

1. Changes to rent, admissions or waiting list policies;
2. Budget and/or work item revisions in excess of 50% of Capital Fund Budget Allocations; (revisions for items less than 50% will not be considered significant amendment or modification)
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachement 8

Resident Services Follow Up Plan Certification

Process for improving communication

1. A news letter has been implemented which informs residents of upcoming events and activities as well as issues that are occurring. This allows for more information sharing and gives residents the opportunity for feedback on concerns.
2. A website has been established to also serve the purpose of improving communication. Website has been established and working towards fine tuning to include topics that residents may be interested in.
3. Regular meetings are being held in an effort to meet with residents and listen and resolve concerns.

Neighborhood appearance:

1. New maintenance foreman has been employed and emphasis on his training has been the need for improvement on the neighborhood appearance issues. All maintenance staff has been instructed to insure that grounds are evaluated and maintained as they go about their daily work orders.
2. Sidewalk repairs have been completed and continuous Capital Fund work has been designated to work toward neighborhood appearance improvement of all public housing developments.

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

PHA Name: KINGSVILLE HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000 *			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve f or Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <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 non-CFP Funds				
2	1406 Operations	37,000.00	36,993.02	36,993.02	36,993.02
3	1408 Management Improvements	1,000.00	1,000.00	1,000.00	1,000.00
4	1410 Administration	13,610.00	13,610.00	13,586.12	13,586.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	30,100.00	30,100.00	30,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	.	15,000.00	3,211.47	3,211.47
10	1460 Dwelling Structures	150,000.00	89,002.00	89,002.00	89,002.00
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	100,000.00	145,982.98	143,502.90	143,502.90
13	1475 Nondwelling Equipment	43,128.00	43,050.00	43,050.00	43,050.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00	5,000.00	5,000.00	5,000.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	379,738.00	379,738.00	365,445.51	365,445.51
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				

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

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000 *			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	QT Y	Total Estimated Cost		Total Actual Cost		Stat of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX114-1								
Brown Villa	OPERATIONS	1406		37,000	36,993.02	36,993.02	36,993.02	
	TRAINING	1408		1,000	1,000.00	1,000.00	1,000.00	
	COORDINATOR-SALARIES	1410		13,610	13,610.00	13,586.12	13,586.12	
	FEES AND COSTS	1430		30,000	30,100.00	30,100.00	30,100.00	
	REPAIR SIDEWALKS	1450		0	5,000.00	2,132.00	2,132.00	
	DOORS & WATERHEATERS	1460		9,000	9,394.00	9,394.00	9,394.00	
	MULTI-PURPOSE CENTER	1470		100,000	145,982.98	143,502.90	143,502.90	
	2 NEW MAINTENANCE TRUCKS	1475		43,128	43,050.00	43,050.00	43050.00	
	RELOCATION COSTS	1495		5,000	5,000.00	5,000.00	5000.00	
	REPLACE ROOFS	1460		45,500	0			
TX114-2,4	REPAIR SIDEWALKS	1450		0	5,000.00	863.06	863.06	
	DOORS AND WATERHEATERS	1460		7,500	5,000.00	5,000.00	5,000.00	
TX114-3	REPAIR SIDEWALKS	1450		0	5,000.00	216.41	216.41	
	DOORS AND WATER HEATERS	1460		8,000	5,000.00	5,000.00	5,000.00	
TX114-5	PLUMBING RENOVATIONS	1460		80,000	69,608.00	69,608.00	69,608.00	

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

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000 *		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Developments	09/30/03			03/31/2005			

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

PHA Name: KINGSVILLE HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001 *			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve f or Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <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 non-CFP Funds				
2	1406 Operations	37,000.00	37,000.00	36,998.11	36,998.11
3	1408 Management Improvements	1,000.00	1,000.00	1,000.00	1,000.00
4	1410 Administration	19,610.00	18,753.04	18,753.04	18,753.04
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	36,500.00	34,349.00	34,349.00
8	1440 Site Acquisition				
9	1450 Site Improvement	23,127.00	40,000.00	23,609.38	23,609.38
10	1460 Dwelling Structures	200,000.00	159,000.00	114,765.00	114,765.00
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	50,175.00	73,413.79	43,065.00	43,065.00
13	1475 Nondwelling Equipment	20,000.00	15,245.17	15,245.17	15,245.17
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00	5,000.00	5,000.00	5,000.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	385,912.00	385,912.00	292,784.70	292,784.70
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				

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

PHA Name:		Grant Type and Number CFP			Federal FY of Grant:			
KINGSVILLE HOUSING AUTHORITY		Capital Fund Program Grant No: TX59P11450101 Replacement Housing Factor Grant No:			2001 *			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qt y	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX114-1								
Brown Villa	OPERATIONS	1406		37,000	37,000.00	37,000	23,076.00	
	ADMINISTRATION	1410		19,610	18,753.04	19,610	18,453.00	
	MANAGEMENT IMPROVEMENTS	1408		1,000	1,000.00			
	FEES AND COSTS	1430		30,000	36,500.00	30,000	19,300.00	
	NON-DWELLING EQUIPMENT	1475		20,000	15,245.17	15,245	15,245.00	
	ROOF WORK	1460			44,235.00			
TX114-3								
Connell Villa	ENCLOSURE FOR W/H	1460		30,000	0		0	
	POINT & TUCK BRICK	1460		50,000	0		0	
	FENCE & CONOPY PLAYGROUND	1450		23,127	40,000.00		0	
TX114-5								
Casa Ricardo	COMPLETE ALL NEW SEWER	1460		120,000	108,945.00	104,000	59,715.00	
	RECONSTRUCT ELEVATOR	1470		50,175	73,413.79	43,065	43,065.00	
	PAINT APARTMENTS	1460			5,820.00	5,820	5,820.00	
	RELOCATION COST	1495		5,000	5,000.00	5,000	5,000.00	

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

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001 *		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Developments	09/30/03			03/31/2005			

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

PHA Name: KINGSVILLE HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002 *
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- Original Annual Statement Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	38,000.00	38,000.00	17,573.33	17,573.33
3	1408 Management Improvements				
4	1410 Administration	19,610.00	19,610.00	3,733.64	3,733.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	30,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	58,828.00	58,828.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	214,302.00	214,302.00	4,817.50	4,817.50
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00	4,000.00	8.17	8.17
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	365,740.00	365,740.00	26133.00	26133.00
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				

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number CFP				Federal FY of Grant:		
KINGSVILLE HOUSING AUTHORITY		Capital Fund Program Grant No: TX59P11450102 Replacement Housing Factor Grant No:				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	
TX114-1								
Brown Villa	OPERATIONS	1406		38,000	38,000	18,224.38	18,224.38	
	ADMINISTRATION	1410		19,610	19,610	3,733.64	3,733.64	
	FEES AND COST	1430		30,000	30,000			
	COMPLETE ENCLOSURE FOR GARCAGE	1470		108,000	108,000			
TX114-3								
Connell Villa	REPAINT AND REFURBISH APT INTERIOR AND EXTERIOR	1460		58,828	55,364.85			
	RELOCATION COSTS	1495		5,000	4,000	8.17	8.17	
TX114-5								
Casa Ricardo	CREATE MAINTENANCE BUILDING	1470		106,302	110,765.15	4,817.50	4,817.50	

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

Part III: Implementation Schedule

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002 *		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE ACTIVITIES	09/30/03			03/31/2005			

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

PHA Name: KINGSVILLE HOUSING AUTHORITY	Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 *			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve f or Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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 non-CFP Funds				
2	1406 Operations	38,000			
3	1408 Management Improvements				
4	1410 Administration	19,610			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	56,000			
10	1460 Dwelling Structures	222,130			
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	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	365,740			
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				

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

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450103 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.	Qty.	Total Estimated Cost		Total Actual Cost		Stat of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX114-1								
Brown Villa	OPERATIONS	1406		38,000				
	COORDINATOR-SALARIES	1410		19,610				
	FEES AND COSTS	1430		30,000				
	WATERHEATERS	1460		24,000				
TX114-2,4	CANOPY OVER BASKETBALL	1450		56,000				
	REFURBISH APARTMENTS	1460		30,000				
TX114-5	ELECTRIC RE-WIRE	1460		68,604				
	CORRIDOR WINDOW REPLACEMENT	1460		99,526				

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

PHA Name: KINGSVILLE HOUSING AUTHORITY		Grant Type and Number CFP Capital Fund Program Grant No: TX59P11450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 *		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
All Developments	09/30/03			03/31/2005				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
KINGSVILLE HOUSING AUTHORITY					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2004	Work Statement for Year 3 FFY Grant: PHA FY: 2005	Work Statement for Year 4 FFY Grant: PHA FY: 2006	Work Statement for Year 5 FFY Grant: PHA FY: 2007
TX114-1	Annual Statement				
Brown Villa		87,610	117,610	232,740	305,740
TX114-3					
Connell Villa		111,828	197,828		
Tx114-5					
Casa Ricardo		101,396		126,000	
TX114-2,4					
Maple Circle		40,906	30,302	7,000	60,000
TX114-6					
Horizon Village		24,000	20,000		
H.A. Wide					
CFP Funds Listed for 5-year planning					
		365,740	365,740	365,740	365,740
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year: **2004**

FFY Grant:

PHA FY:

Development Name/Number	Major Work Categories	Estimated Cost
TX114-1	OPERATIONS	38,000
BROWN VILLA	-	
	ADMINISTRATION-SALARIES	19,610
	FEES & COSTS	30,000
TX114-2/4		
MAPLE CIRCLE	POINT & TUCK	34,000
	ELECTRICAL RE-WIRE	6,906
TX114-3	CANOPY OVER BASKETBALL COURT	56,000
CONNELL VILLA	ELECTRICAL RE-WIRE	55,828
TX114-5	ELECTRICAL RE-WIRE	21,396
CASA RICARDO	CONTINUED WORK ON WINDOW	80000
TX114-10		
HORIZON VILLAGE	REPLACE A/C UNITS	24,000

Total CFP Estimated Cost	\$365,740
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Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities		
Activities for Year: 2005 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost
<i>TX114-1</i>	OPERATIONS	38,000
BROWN VILLA		
	ADMINISTRATION-SALARIES	19,610
	FEES & COSTS	30,000
	PARKING AREAS	30,000
<i>TX114-2/4</i>	LANDSCAPE & IRRIGATION	20,000
MAPLE CIRCLE	ELECTRICAL RE-WIRE	10,302
<i>TX114-3</i>	LANDSCAPE & IRRIGATION	49,000
CONNELL VILLA	ADD CENTRAL A/C	148,828
<i>TX114-10</i>	REFURBISH APTS	20,000
HORIZON VILLAGE		
Total CFP Estimated Cost		\$365,740

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities		
Activities for Year: 2006 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost
<i>TX114-1</i>	OPERATIONS	38,000
BROWN VILLA		
	ADMINISTRATION-SALARIES	19,610
	FEES & COSTS	30,000
	LEVELING OF GROUNDS	20,000
	LANDSCAPE&IRRIGATION	67,740
	REFURBISH APTS.	29,390
	PURCHASE STOVES& REFRIGERATORS	28,000
<i>TX114-2/4</i>	PURCHASE STOVES& REFRIGERATORS	7,000
MAPLE CIRCLE		
<i>TX114-5</i>	REPLACE WATER LINES	105,000
CASA RICARDO	PURCHASE STOVES & REFRIGERATORS	21,000
Total CFP Estimated Cost		\$365,740

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>TX114-1</i>	OPERATIONS	38,000
Statement	BROWN VILLA	ADMINISTRATION-SALARIES	19,610
		FEES & COSTS	30,000
		½ COMPLEX RECONFORM. APT. ENTRANCES FOR ACCESSABILITY AND CURB APPEAL	88,130
		PROVIDE BRICK VENEER, AND WEATHERIZATION FOR MAIN COMM.BLDG. AND MAIN ADMINSTRATIVE OFFICES.	90,000
	Maple Circle		
	<i>TX114-2/4</i>	RECONFORM APT. ENTRANCES FOR ACCESSABILITY AND CURB APPEAL	100,000
Total CFP Estimated Cost			\$365,740