

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

*Small PHA Plan Update for the
Housing Authority of the City of Donna
Annual Plan for Fiscal Year: 2003*

**NOTE: THIS PHA PLANS TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Donna

PHANumber: TX177

PHAFiscalYear Beginning:(mm/yyyy) 10/2003

PHA Plan Contact Information:

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TDD:

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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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 03
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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Attachments

- Attachment A: Supporting Documents Available for Review
- Attachment B: Capital Fund Program Annual Statement *tx177b01*
- Attachment C: Capital Fund Program 5 Year Action Plan *tx177c01*
- Attachment_: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment_: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D: Resident Membership on PHA Board or Governing Body *x177d01*
- Attachment E: Membership of Resident Advisory Board or Boards *tx177e01*
- Attachment Q: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Pet Ownership Policy (family) tx177f01*
 - Pet Ownership Policy (elderly/disabled) tx177g01*
 - Progress Statement tx177h01*
 - Deconcentration and Income Mixing tx177i01*
 - Voluntary Conversion Initial Assessment tx177j01*
 - Section 8 Homeownership Capacity Statement tx177k01*
 - Deconcentration and Income Mixing Policy tx177l01*

2001PerformanceandEvaluationReport tx177m01
2002PerformanceandEvaluationReport tx177n01
2000PerformanceandEvaluation Reporttx177o01
RASSAgencyFollow -UpPlan tx177p01
CommunityServicePolicy tx177r01

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Donna Housing Authority of the City of Donna has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

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

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

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

The most important challenges to be met by the Donna Housing Authority of the City of Donna during FY2003 include:

- *Reduced drug and alcohol abuse through operating funds, as available*
- *Preserve and improve the public housing stock through the Capital Funds activities.*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulation to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*
- *Embark on development of new Section 8 Homeownership Plan*

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

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

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

Revised Substantial Deviation and Significant Amendment or Modification statement

Reinstated Community Service Policy

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$212,406.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment *tx177c01*

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment *tx177b01*

2001 Performance and Evaluation Report tx177m01

2002 Performance and Evaluation Report tx177n01

2000 Performance and Evaluation Report tx177o01

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: 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 next component; if "yes", complete one activity description for each development.)

2. Activity Description

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|---|--|
| 1a. Development name: | |
| 1b. Development (project) number: | |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> | |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY)</u> | |
| 5. Number of units affected: | |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below) | |
| 8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity: | |

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

- A. 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 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum home ownership - payment requirement of at least 3 percent and requiring that at least 1 percent of the down - payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan *(no longer required)*

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year?
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____.

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached at Attachment (Filename) tx177q01

3. In what manner did the PHA address those comments? (select all that apply)

The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included

Yes No: below

Yes No: at the end of the RAB Comments in Attachment

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment tx177q01.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *State of Texas*

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

The PHA has based its statement of needs on 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

- *Reduce vacancies in Public Housing*
- *Expand the Voucher Program*
- *Modernize units*

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

Commitment: *To increase and preserve the availability of safe, decent and affordable housing for very low, low and moderate income persons and families .*

Action: *Provided rental assistance through Section 8 certificates/vouchers for extremely low and very low income households and individuals.*

Commitment: *Market public affordable housing resources available to the supportive housing industry.*

Action: *The creation and implementation of marketing and outreach activities to increase supportive housing industry's awareness of affordable housing products.*

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5 -Year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

Attachment A

Supporting Documents Available for Review

PHAs are to 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 | Related Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| N/A | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: 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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| N/A | Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| N/A | Approved HOPEV I applications or, if more recent, approved or submitted HOPEV I Revitalization Plans, or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA). | Annual Plan: Capital Needs |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing |
| N/A | Approved or submitted public housing home ownership programs/plans | Annual Plan: Homeownership |

| List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies | Annual Plan: Community Service & Self-sufficiency |
| N/A | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self-sufficiency |
| N/A | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report | Annual Plan: Safety and Crime Prevention |
| N/A | PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. | Annual Plan: Safety and Crime Prevention |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Pet Policy |
| X | The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| N/A | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|---|---|--|--|---|----------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | | |
| PHAName: <i>see attachment x177b01</i> | | Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No: | | | Federal FY of Grant: | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for 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 | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | | | |

Capital Fund Program 5 - Year Action Plan

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

| CFP5 - Year Action Plan | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement | | |
| Development Number | Development Name (or indicate PHA wide) | |
| | | |
| Description of Needed Physical Improvements or Management Improvements | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| <i>See attachment x177c01</i> | | |
| Total estimated cost over next 5 years | | |

PHA Public Housing Drug Elimination Program Plan

Nolonger required

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ _____

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

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

| PHDEP Target Areas (Name of development(s) or site) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|--|--|
| | | |
| | | |
| | | |

F. Duration of Program

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

12 Months _____ **18 Months** _____ **24 Months** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs havenot been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include a _____ ny HUD -approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

| Fiscal Year of Funding | PHDEP Funding Received | Grant# | Fund Balance as of Date of this Submission | Grant Extensions or Waivers | Grant Start Date | Grant Term End Date |
|------------------------|------------------------|--------|--|-----------------------------|------------------|---------------------|
| FY1995 | | | | | | |
| FY1996 | | | | | | |
| FY1997 | | | | | | |
| FY1998 | | | | | | |
| FY1999 | | | | | | |

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population _____ /target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, _____ and your system or process for monitoring and evaluating PHDEP _____ -funded activities. This summary should not exceed 5 _____ -10 sentences.

B. PHDEPBudgetSummary

EnterthetotalamountofPHDEPfundinallocatedtoeachlineitem.

| FFY _____ PHDEPBudgetSummary | |
|-------------------------------------|---------------------|
| Originalstatement | |
| Revisedstatementdated: | |
| BudgetLineItem | TotalFunding |
| 9110 –ReimbursementofLawEnforcement | |
| 9115 -Sp ecialInitiative | |
| 9116 -GunBuybackTAMatch | |
| 9120 -SecurityPersonnel | |
| 9130 -EmploymentofInvestigators | |
| 9140 -VoluntaryTenantPatrol | |
| 9150 -PhysicalImprovements | |
| 9160 -DrugPrevention | |
| 9170 -DrugIntervention | |
| 9180 -DrugTreatment | |
| 9190 -OtherProgramCosts | |
| | |
| TOTALPHDEPFUNDING | |

C. PHDEP Plan Goals and Activities

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

| | | | | | | | |
|--|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| 9110 – Reimbursement of Law Enforcement | | | | | Total PHDEP Funding: \$ | | |
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/ Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| | | | | | | | |
|---------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|--------------------------------|------------------------|
| 9115 -Special Initiative | | | | | Total PHDEP Funding: \$ | | |
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/ Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9116 -GunBuybackTAMatch | | | | | TotalPHDEPFunding:\$ | | |
|--------------------------------|--------------------|-------------------|------------|------------------------|-----------------------------|------------------------------|-----------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| ProposedActivities | #of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | OtherFunding (Amount/Source) | PerformanceIndicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9120 -SecurityPersonnel | | | | | TotalPHDEPFunding:\$ | | |
|--------------------------------|--------------------|-------------------|------------|------------------------|-----------------------------|------------------------------|-----------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| ProposedActivities | #of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | OtherFunding (Amount/Source) | PerformanceIndicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9130 –EmploymentofInvestigators | | | | | TotalPHDEPF unding:\$ | | |
|--|--------------------|-------------------|------------|------------------------|------------------------------|------------------------------|-----------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| ProposedActivities | #of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | OtherFunding (Amount/Source) | PerformanceIndicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9140 – Voluntary Tenant Patrol | | | | | Total PHDEP Funding: \$ | | |
|---------------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9150 - Physical Improvements | | | | | Total PHDEP Funding: \$ | | |
|-------------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9160 - Drug Prevention | | | | | Total PHDEP Funding: \$ | | |
|-------------------------------|---------------------|-------------------|------------|------------------------|--------------------------------|-------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/Source) | Performance Indicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

| 9170 -DrugIntervention | | | | | TotalPHDEPFunding:\$ | | |
|-------------------------------|--------------------|-------------------|------------|------------------------|-----------------------------|------------------------------|------------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| ProposedActivities | #of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | OtherFunding (Amount/Source) | PerformanceIndicator s |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

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

| 9190 -OtherProgramCosts | | | | | TotalPHDEPFunds:\$ | | |
|--------------------------------|---------------------|-------------------|------------|------------------------|---------------------------|-------------------------------|-----------------------|
| Goal(s) | | | | | | | |
| Objectives | | | | | | | |
| ProposedActivities | #of Person s Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | OtherFunding (Amount/Source) | PerformanceIndicators |
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx177b01

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

| | | |
|---|---|-------------------------------------|
| PHAN Name: Housing Authority of the City of Donna | Grant Type and Number: Capital Fund Program No: TX59-P177-50103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|---|-------------------------------------|

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

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operations | 2,156.00 | | - | - |
| 3 | 1408 Management Improvements | 3,500.00 | | - | - |
| 4 | 1410 Administration | 7,000.00 | | - | - |
| 5 | 1411 Audit | 0.00 | | - | - |
| 6 | 1415 Liquidated Damages | 0.00 | | - | - |
| 7 | 1430 Fees and Costs | 18,000.00 | | - | - |
| 8 | 1440 Site Acquisition | 0.00 | | - | - |
| 9 | 1450 Site Improvement | 36,850.00 | | - | - |
| 10 | 1460 Dwelling Structures | 144,900.00 | | - | - |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | - | - |
| 12 | 1470 Nondwelling Structures | 0.00 | | - | - |
| 13 | 1475 Nondwelling Equipment | 0.00 | | - | - |
| 14 | 1485 Demolition | 0.00 | | - | - |
| 15 | 1490 Replacement Reserve | 0.00 | | - | - |
| 16 | 1492 Moving to Work Demonstration | 0.00 | | - | - |
| 17 | 1495.1 Relocation Costs | 0.00 | | - | - |
| 18 | 1499 Development Activities | 0.00 | | - | - |
| 19 | 1501 Collateralization or Debt Service | 0.00 | | - | - |
| 20 | 1502 Contingency | 0.00 | | - | - |
| 21 | Amount of Annual Grant (sum of lines 2-20) | \$212,406.00 | | - | - |
| 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 and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHAName: Housing Authority of the City of Donna | | Grant Type and Number: Capital Fund Program No: TX59-P177-50103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | |
|---|---|---|----------|----------------------|---------|-------------------------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide | Funds for operation | 1406 | | 2,156.00 | | - | - | |
| | Total 1406 | | | 2,156.00 | | - | - | |
| | Board and staff training | 1408 | | 3,500.00 | | - | - | |
| | Total 1408 | | | 3,500.00 | | - | - | |
| | Administrative costs (salaries, benefits, sundry) | 1410 | | 7,000.00 | | - | - | |
| | Total 1410 | | | 7,000.00 | | - | - | |
| | Update Annual Agency Plan/Consortium fees | 1430 | | 5,600.00 | | - | - | |
| | A/E fees | 1430 | | 12,400.00 | | - | - | |
| | Total 1430 | | | 18,000.00 | | - | - | |
| | Total HA Wide | | | \$30,656.00 | | - | - | |
| Development One | Replace old gas heaters w/central heat at \$1,600 each | 1460 | 34 units | 54,400.00 | | - | - | |
| | Total 1460 | | | \$54,400.00 | | - | - | |
| | Total One | | | \$54,400.00 | | - | - | |
| Development Two | Remove shower seats & rotted shower doors, remove tub surrounds & replace w/tile & shower curtains @ \$2,500 each | 1460 | 11 units | 27,500.00 | | - | - | |
| | Replace old gas heaters w/central heat at \$1,500 each | 1460 | 20 units | 30,000.00 | | - | - | |
| | Total 1460 | | | 57,500.00 | | - | - | |
| | Total Two | | | \$57,500.00 | | - | - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Page Subtotal | | | \$142,556.00 | | - | - | |

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

| PHAN Name: Housing Authority of the City of Donna | | Grant Type and Number: Capital Fund Program No: TX59-P177-50103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | |
|---|--|---|----------|----------------------|---------|-------------------------------------|-------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| Development Four Valle de Nortel | Pave parking area in development Total 1450 | 1450 | | 16,850.00 | | - | - | |
| | Fumigate for termites at \$4,800 each Total 1460 | 1460 | 3 bldgs. | 14,400.00 | | - | - | |
| | Total Four | | | \$31,250.00 | | - | - | |
| Development Five Valle del Nortel | Pave parking area in development Total 1450 | 1450 | | 20,000.00 | | - | - | |
| | Fumigate for termites at \$930 each Total 1460 | 1460 | 20 units | 18,600.00 | | - | - | |
| | Total Five | | | \$38,600.00 | | - | - | |
| | Page Subtotal | | | 69,850.00 | | - | - | |
| | TOTAL ESTIMATED COST FOR 2003 | | | \$212,406.00 | | - | - | |

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

| Activities for Year1 | ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005 | | | ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005 | | |
|----------------------------|--|---|------------------|--|---------------------------------------|--|
| | Development Name/Number | MajorWork Categories | EstimatedCost | Development Name/Number | MajorWork Categories | |
| See | HA-Wide | FundsforOperations | 2,000.00 | DevelopmentFour | Replacekitchencabinets,sinks@faucet | |
| | | ManagementImprovements: | | ValledeNortel | in12units@\$3,150each | |
| | | Boardandstafftraining | 5,000.00 | | Replacevent-a-hoodsin12units@\$50e | |
| | | AdministrativeCosts | 7,800.00 | | Replacetilefloorsin12units@\$1,200 | |
| | | UpdateAnnualAgencyPlan/consortiumfees | 5,600.00 | | perunit. | |
| Annual | | A&EFees | 14,000.00 | | Paint12units(inside)@\$600each | |
| | | ReplaceA/Cinoffice | 5,500.00 | | TOTALFOUR | |
| | | TOTALPHAWIDE | 39,900.00 | | | |
| | | | | DevelopmentFive | Replacekitchencabinets,sinksin11units | |
| | DevelopmentOne | Paintinside15units@\$500perunit | 7,500.00 | ValledeNortel | @\$3,098each | |
| | | Paintoutside15units@\$600perunit | 9,000.00 | | Replacevent-a-hoodsin11units@\$50e | |
| Statement | | Installnewfloortilein22units@\$1,200 | 26,400.00 | | TOTALFIVE | |
| | | perunit | | | | |
| | | Replaceclosetdoorsin22units6@\$30 | 1,980.00 | | | |
| | | each(\$90perunit) | | | | |
| | | TOTALONE | 44,880.00 | | | |
| | | | | | | |
| | DevelopmentTwo | Installnewfloortilein10units@\$1,200ea. | 12,000.00 | | | |
| | | Replacefront&rearscreendoors20@ | 3,000.00 | | | |
| | | \$50each | | | | |
| | | Replacewindowscreensin10units80@ | 6,000.00 | | | |
| | | \$75perunit | | | | |
| | | Reroof10units@\$1,200perunit | 12,000.00 | | | |
| | | TOTALTWO | 33,000.00 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | SubtotalPhysicalImprovements | |
| | | | | | TOTALCFPESTIMATEDCOST-2005 | |

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

| Activities for Year1 | ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006 | | | ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006 | | |
|----------------------------|--|---------------------------------------|------------------|--|-------------------------------------|--|
| | Development Name/Number | MajorWork Categories | EstimatedCost | Development Name/Number | MajorWork Categories | |
| See | HA-Wide | Fundsforoperation | 38,366.00 | DevelopmentFour | Replaceclosetdoors(120@\$50ea) | |
| | | Computersoftware&updates | 3,000.00 | ValledeNortel | | |
| | | PHAS/Regulationtraining | 2,000.00 | | Replacewindowscreens(162@\$125ea) | |
| | | UpdateAnnualAgencyPlan/Consortiumfees | 4,600.00 | | | |
| | | PlanningFees&Costs | 15,000.00 | | Replacewaterheaters(24@\$150ea) | |
| | | EnergyAudit(requiredeach5years) | 2,500.00 | | | |
| | | Review/updatepolicies | 1,500.00 | | | |
| Annual | | Administrativecosts | 21,240.00 | | | |
| | | SubtotalHAWide | 88,206.00 | | | |
| | | | | | SubtotalFour | |
| | DevelopmentOne | Replacewindowscreens(154@\$100ea) | 15,400.00 | | | |
| | | Replaceclosetdoors(200@\$50ea) | 10,000.00 | DevelopmentFive | Replaceclosetdoors(62@\$50ea) | |
| Statement | | Replacewaterheaters(30@\$150) | 4,500.00 | ValledeNortel | | |
| | | | | | Replacewindowscreens(162@\$100ea) | |
| | | | | | Replacewaterheaters(31@\$150ea) | |
| | | SubtotalOne | 29,900.00 | | | |
| | DevelopmentTwo | Replacefrontentrydoors(40@\$150ea) | 6,000.00 | | | |
| | | ReplacewallheaterswithC/A&H | 30,000.00 | | SubtotalFive | |
| | | (20@\$1,500ea)Elderly | - | | | |
| | | Replaceboiler | 4,500.00 | | | |
| | | SubtotalTwo | 40,500.00 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | SubtotalPhysicalImprovements | |
| | | | | | TOTALCFPESTIMATEDCOST-2006 | |

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

| Activities for Year1 | ActivitiesforYear:5 FFYGrant:2007 PHAFY:2007 | | | ActivitiesforYear:5 FFYGrant:2007 PHAFY:2007 | | |
|----------------------------|--|---|------------------|--|-------------------------------------|--|
| | Development Name/Number | MajorWork Categories | EstimatedCost | Development Name/Number | MajorWork Categories | |
| See | HA-Wide | FundsforOperations | 2,106.00 | | | |
| | | ManagementImprovements: | | | | |
| | | Boardandstafftraining | 3,500.00 | | | |
| | | AdministrativeCosts | 7,000.00 | | | |
| | | UpdateAnnualAgencyPlan/consortiumfees | 5,600.00 | | | |
| Annual | | A&EFees | 12,400.00 | | | |
| | | Replaceflooringinadministrativebldg. | 5,000.00 | | | |
| | | Purchasenewofficefurniture | 5,000.00 | | | |
| | | TOTALPHAWIDE | 40,606.00 | | | |
| Statement | DevelopmentOne | Rehabbathroomarea-replacelabatory, toilet,bathtub(20units@\$3,150each) | 69,300.00 | | | |
| | | TOTALONE | 69,300.00 | | | |
| | DevelopmentTwo | Rehabkitchencabinets,sink&faucets 20units@\$1,000each) | 20,000.00 | | | |
| | | TOTALTWO | 20,000.00 | | | |
| | DevelopmentFour | Replacekitchencabinets,sinks&faucets (12units@\$3,150each) | 37,800.00 | | | |
| | | Replacevent-a-hoods(12units@\$50each) | 600.00 | | | |
| | | Replacefloortiles(12units@\$1,200each) | 14,400.00 | | | |
| | | Paint12unitsinside@\$600each | 7,200.00 | | | |
| | | TOTALFOUR | 60,000.00 | | | |
| | DevelopmentFive | Rehabbathroomarea-replacelavatory, toilet,bathtub(15units@\$1,500ea) | 22,500.00 | | | |
| | | TOTALFIVE | 22,500.00 | | | |
| | | | | | SubtotalPhysicalImprovements | |
| | | | | | TOTALCFPESTIMATEDCOST-2007 | |

Housing Authority of the City of Donna

Required Attachment tx177d01: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Alma Rodriguez**

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **2 yrs - expires 6/26/03 - 6/26/05**

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

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

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Juan Ortiz, City Manager**

Housing Authority of the City of Donna

Required Attachment tx177e01: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

| | | |
|--|----------------|--------------------------------|
| Victoria Vasquez 807 Escobar Avenue Donna, TX 78537 | Public Housing | April 4, 2003 / April 10, 2004 |
| Carmen Rodriguez 806 South Avenue Donna, TX 78537 | Public Housing | April 4, 2003 / April 10, 2004 |
| Rosalinda Acosta 309 North Avenue #5 Donna, TX 78537 | Public Housing | April 4, 2003 / April 10, 2004 |
| Oralia Ramirez 504 N. 3 rd Street #30 Donna, TX 78537 | Public Housing | April 4, 2003 / April 10, 2004 |
| Darlene Garza 202 W. South Avenue #21 Donna, TX 78537 | Section 8 | April 4, 2003 / April 10, 2004 |

Attachment:tx177f01

**PETOWNERSHIP POLICY
(FAMILY)
FOR
THE HOUSING AUTHORITY OF THE CITY OF
DONNA, TEXAS**

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PETOWNERSHIP POLICY

OVERVIEW

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

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

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

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. a non-refundable nominal pet fee of \$ -0- will be charged and is intended to cover the reasonable operating costs to the development directly attributable to a pet or pets in the unit (i.e., fumigation of a unit). A refundable pet deposit of \$ 200.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet’s presence (i.e., damages to the unit, yard, fumigation of a unit, etc.);
- C. animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. in accordance with State or local law are observed;
- D. residents may request a copy of the PHA’s pet ownership rules or proposed amendments to the rules at any time; and,

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

HOUSING AUTHORITY OF THE CITY OF Donna, Texas

Pet Ownership Rules for Families

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

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

not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

20. The pet owners shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
21. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.
22. No pet owners shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
23. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, displays symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left unattended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
24. Each pet owner shall pay a non-refundable pet fee of \$ -0- and a refundable pet deposit of \$ 200.00 . A refundable deposit of \$ -0- will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages directly attributable to the presence of the pet.
25. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
Should State or local law require that the pet deposit be placed in an interest

bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.

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

place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.

c. Notice for Pet Removal: If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:

- (1) Contain a brief statement of the factual basis for the determination and the pet rule or rule that has been violated.
- (2) State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).
- (3) State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.

d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhuman manner. In such cases paragraph 24 shall apply.

30. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.

31. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

AGREEMENT FOR CARE OF PET

In accordance with the Pet Ownership Policy of the Housing Authority of the City of Donna, Texas and the Addendum to the Residential Dwelling Lease Agreement dated _____ between:

THE HOUSING AUTHORITY OF THE CITY OF DONNA, TEXAS
705 Silver Avenue
Donna, Texas 78537

AND,

_____ (Resident's Name)

_____ (Resident's Address)

I hereby agree that should _____ become incapable of caring for _____ a _____

_____ (Name of Pet)

_____ (Type of Pet)

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

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

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

Signature

Sworn and subscribed before

me this _____ day of

_____, _____.

Notary of Public

My Commission Expires:

PETPOLICYADDENDUM

Ihavereadandunderstandtheabovepetownershiprulesandagreetoabidebythem.

Resident'sSignature PHAStaffmember'sSignature

Date Date

TypeofAnimalandBreed

NameofPet

DescriptionofPet(color,size,weight,sex,etc.)

Thealternatecustodianformypetis:

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

_____ -

Resident'sSignature Date

RefundableDamageDeposit _____

| | AmountPaid | Date |
|-----------------------------|------------|-------|
| Non-refundableDamageDeposit | _____ | _____ |
| | AmountPaid | Date |

Attachment:tx177g01

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

PET OWNERSHIP POLICY

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

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

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

HOUSING AUTHORITY OF THE CITY OF Donna, Texas

Pet Ownership Rules for Elderly/Disabled Residents

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

overnight while the resident is away.

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

not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

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

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

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

to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:

1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
2. State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.
3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
4. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.

b. **Pet Rule Violation Meeting:** If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.

c. **Notice for Pet Removal:** If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:

1. Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.
2. State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).
3. State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.

- d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhuman manner. In such cases paragraph 24 shall apply.

AGREEMENTFORCAREOFPET

In accordance with the Pet Ownership Policy of the Housing Authority of the City of Donna, Texas and the Addendum to the Residential Dwelling Lease Agreement dated _____ between:

THE HOUSING AUTHORITY OF THE CITY OF DONNA, TEXAS
705 Silver Avenue
Donna, Texas 78537

AND,

_____ (Resident's Name)

_____ (Resident's Address)

I hereby agree that should _____ become incapable of caring for _____ a _____

_____ (Name of Pet) (Type of Pet)

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

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

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

Signature

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

Notary of Public

My Commission Expires:

AmountPaid

Date

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

Statement of Progress
Attachment: tx177h01

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

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

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

Housing Authority of the City of Donna
Attachment: tx177i01

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

Housing Authority of the City of Donna
Attachment: tx177j01

Agency Plan Component 10 (B) Voluntary Conversion Initial Assessments

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

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

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

One development is exempt.

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

One PHA-wide assessment was conducted for all covered developments as the PHA maintains its financial information PHA-wide rather than utilizing project-based accounting.

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

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

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

Not applicable – PHA has completed the required initial assessment.

Housing Authority of the City of Donna

Section 8 Homeownership Program Capacity Statement

Attachment: tx177k01

The Housing Authority of the City of Donna demonstrates its capacity to administer the Section 8 Homeownership program as the following policies are adopted:

Establishing a minimum homeowner down-payment requirement of at least 3 percent and requiring that at least 1 percent of the down-payment comes from the family's resources. However, if a mortgage loan option is available that does not require a down payment, the provision may be waived.

Attachment:tx177101

**DECONCENTRATIONANDINCOMETARGETINGPOLICY
FORTHE
HOUSINGAUTHORITYOFTHECITYOF
DONNA,TEXAS**

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DECONCENTRATIONANDINCOMETARGETINGPOLICY
(ofthePublicHousingAdmissionsandOccupancyPolicy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998

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

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

A. Economic Deconcentration:

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

Implementation may include one or more of the following options:

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

- S MassMediaadvertising/Publicserviceannouncements;and
- S Giveaways .

B. Income Targeting

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

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

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

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx177m01

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

| | | |
|---|---|-------------------------------------|
| PHAN Name: Housing Authority of the City of Donna | Grant Type and Number: Capital Fund Program No: TX59-P177-50101 Replacement Housing Factor Grant No: | Federal FY of Grant: 2001 |
|---|---|-------------------------------------|

| | | |
|--|------------------------------------|---|
| Original Annual Statement | Reserved for Disasters/Emergencies | Revised Annual Statement/Revision Number _____ |
| Performance and Evaluation Report for Program Year Ending 3/31/03 | | Final Performance and Evaluation Report for Program Year Ending _____ |

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|---------------------|--------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operations | 15,837.00 | | 3,996.95 | 3,996.95 |
| 3 | 1408 Management Improvements | 4,900.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration | 6,591.00 | | 100.00 | 100.00 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 5,600.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 5,100.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 151,220.00 | | 92,980.88 | 13,318.05 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 21,900.00 | | 18,386.79 | 0.00 |
| 12 | 1470 Nondwelling Structures | 17,000.00 | | 16,680.34 | 16,680.34 |
| 13 | 1475 Nondwelling Equipment | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | | 0.00 | 0.00 |
| 16 | 1492 Moving to Work Demonstration | 0.00 | | 0.00 | 0.00 |
| 17 | 1495.1 Relocation Costs | 0.00 | | 0.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | | 0.00 | 0.00 |
| 19 | 1501 Collateralization or Debt Service | 0.00 | | 0.00 | 0.00 |
| 20 | 1502 Contingency | 0.00 | | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (sums of lines 2-20) | \$228,148.00 | | \$132,144.96 | \$34,095.34 |
| 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 | | | | |

AnnualStatement/PerformanceandEvaluationReportandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII: SupportingPages

| PHAName: HousingAuthorityoftheCityofDonna | | GrantTypeandNumber: TX59-P177-50101 | | | | | | FederalFYofGrant: 2001 |
|---|---|---|----------|--------------------|---------|--------------------|-------------------|----------------------------------|
| | | CapitalFundProgramNo: TX59-P177-50101 | | | | | | |
| | | ReplacementHousingFactorGrantNo: | | | | | | |
| Development Number Name/HA-Wide Activities | GeneralDescriptionofMajorWork Categories | Dev.AcctNo. | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofWork |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| DonnaHA | Operations | 1406 | | 15,837.00 | | 3,996.95 | 3,996.95 | |
| PHAWide | | | | | | | | |
| | Computersoftware&updates | 1408 | | 500.00 | | 0.00 | 0.00 | |
| | PHAS/Regulationtraining | 1408 | | 1,500.00 | | 0.00 | 0.00 | |
| | MarketAnalysisforflatrents | 1408 | | 1,400.00 | | 0.00 | 0.00 | |
| | CommunityWorkRequirementSystem | 1408 | | 1,500.00 | | 0.00 | 0.00 | |
| | | | | | | | | |
| | Administrativecosts | 1410 | | 6,591.00 | | 100.00 | 100.00 | |
| | | | | | | | | |
| | UpdateAnnualAgencyPlan/consortiumfees | 1430 | | 5,600.00 | | 0.00 | 0.00 | |
| | | | | | | | | |
| | Maintenance/storagebuilding(partialfunding) | 1470 | | 17,000.00 | | 16,680.34 | 16,680.34 | Completed |
| | TotalHAWide | | | 49,928.00 | | 20,777.29 | 20,777.29 | |
| | | | | | | | | |
| DevelopmentOne | Rehabkitchenarea,newcountertop,cabinet, sink&faucets\$3,200perunit | 1460 | 20units | 64,000.00 | | 89,400.00 | 12,320.00 | 50%completed |
| | Replacefrontandrearscreendoors@\$30 | 1460 | 40ea | 1,200.00 | | 3,580.88 | 998.05 | |
| | Replacefront/rearentrysoliddoors(\$50ea) | 1460 | 90ea | 4,500.00 | | 0.00 | 0.00 | |
| | Paintunits@\$600 | 1460 | 30ea | 18,000.00 | | 0.00 | 0.00 | |
| | Replaceflooringv/newvinlycomp.&base- boards@\$1,500 | 1460 | 20ea | 30,000.00 | | 0.00 | 0.00 | |
| | TotalOne | | | 117,700.00 | | 92,980.88 | 13,318.05 | |
| | | | | | | | | |
| DevelopmentTwo | Remove&replacerottenwoodenfence@ twosites | 1450 | | 5,100.00 | | 0.00 | 0.00 | |
| | Replacevent-a-hoods | 1460 | 8ea | 320.00 | | 0.00 | 0.00 | |
| | removetub,surrounding&replacewithtile | 1460 | | 2,400.00 | | 0.00 | 0.00 | |
| | Paintunits@\$600 | 1460 | 10units | 6,000.00 | | 0.00 | 0.00 | |
| | Replacerranges@\$300 | 1465.1 | 8ea | 2,400.00 | | 2,232.00 | 0.00 | |
| | Replacerefrigerators@\$450 | 1465.1 | 10ea | 4,500.00 | | 2,814.79 | 0.00 | |
| | TotalTwo | | | 20,720.00 | | 5,046.79 | 0.00 | |

CAPITAL FUND PROGRAM TABLES START HERE

Attachmenttx177n01

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

| | | |
|---|---|-------------------------------------|
| PHAName: Housing Authority of the City of Donna | Grant Type and Number: Capital Fund Program No: TX59-P177-50102 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|---|---|-------------------------------------|

Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **3/31/03** Final Performance and Evaluation Report for Program Year Ending _____

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|---------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operations | 15,745.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 13,270.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration | 6,591.00 | | 0.00 | 0.00 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 0.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 44,100.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 113,700.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 19,000.00 | | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | | 0.00 | 0.00 |
| 16 | 1492 Moving to Work Demonstration | 0.00 | | 0.00 | 0.00 |
| 17 | 1495.1 Relocation Costs | 0.00 | | 0.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | | 0.00 | 0.00 |
| 19 | 1501 Collateralization or Debt Service | 0.00 | | 0.00 | 0.00 |
| 20 | 1502 Contingency | 0.00 | | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (sum of lines 2-20) | \$212,406.00 | | \$0.00 | \$0.00 |
| 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 | | | | |

AnnualStatement/PerformanceandEvaluationReportandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII: SupportingPages

| PHAName: HousingAuthorityoftheCityofDonna | | GrantTypeandNumber: CapitalFundProgramNo: TX59-P177-50102 ReplacementHousingFactorGrantNo: | | | | FederalFYofGrant: 2002 | | |
|---|--|---|----------|---------------------|---------|----------------------------------|-------------------|--------------|
| Development Number Name/HA-Wide Activities | GeneralDescriptionofMajorWork Categories | Dev.AcctNo. | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofWork |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide | Fundsforoperation | 1406 | | 15,745.00 | | 0.00 | 0.00 | |
| | Total1406 | | | 15,745.00 | | 0.00 | 0.00 | |
| | Computersoftware&updates | 1408 | | 3,000.00 | | 0.00 | 0.00 | |
| | PHAS/Regulationtraining | 1408 | | 1,770.00 | | 0.00 | 0.00 | |
| | UpdateAnnualAgencyPlan/Consortiumfees | 1408 | | 5,600.00 | | 0.00 | 0.00 | |
| | Review/updatepolicies | 1408 | | 2,900.00 | | 0.00 | 0.00 | |
| | Total1408 | | | 13,270.00 | | 0.00 | 0.00 | |
| | Administrativecosts | 1410 | | 6,591.00 | | 0.00 | 0.00 | |
| | Total1410 | | | 6,591.00 | | 0.00 | 0.00 | |
| | TotalHAWide | | | \$35,606.00 | | \$0.00 | \$0.00 | |
| DevelopmentOne | Replacesewermains30units@\$1,200 | 1450 | | 36,000.00 | | 0.00 | 0.00 | |
| | Total1450 | | | 36,000.00 | | 0.00 | 0.00 | |
| | Rehabkitchenarea,newcabinet,countertop, sink&faucets.Plumbing(10units) | 1460 | | 33,250.00 | | 0.00 | 0.00 | |
| | Replacefront&rearscreendoors(20@\$35) | 1460 | | 700.00 | | 0.00 | 0.00 | |
| | Replacefront&rearsoliddoors(20@\$50) | 1460 | | 1,000.00 | | 0.00 | 0.00 | |
| | Paint20units@\$600 | 1460 | | 12,000.00 | | 0.00 | 0.00 | |
| | Total1460 | | | 46,950.00 | | 0.00 | 0.00 | |
| | TotalOne | | | \$82,950.00 | | \$0.00 | \$0.00 | |
| DevelopmentTwo | Replacerothedfence(onesite) | 1450 | | 4,500.00 | | 0.00 | 0.00 | |
| | Total1450 | | | 4,500.00 | | 0.00 | 0.00 | |
| | Replaceoutsideplastertrimonfrontofunit holdingplasterbeneathwindows 20@\$1,000 | 1460 | | 20,000.00 | | 0.00 | 0.00 | |
| | Improvethutilityroom,paint&replace sink(4sites@\$1,200) | 1460 | | 4,800.00 | | 0.00 | 0.00 | |
| | replacescreendoors&soliddoors 4@\$800 | 1460 | | 3,200.00 | | 0.00 | 0.00 | |
| | Total1460 | | | 28,000.00 | | 0.00 | 0.00 | |
| | TotalTwo | | | \$32,500.00 | | \$0.00 | \$0.00 | |
| | PageSubtotal | | | \$151,056.00 | | \$0.00 | \$0.00 | |

CapitalFundProgramTablesStartHere

Attachmenttx177o01

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

| | | |
|---|---|----------------------------------|
| PHAName: HousingAuthorityoftheCityofDonna | GrantTypeandNumber: CapitalFundProgramNo: TX59-P177-50100 ReplacementHousingFactorGrantNo: | FederalFYofGrant: 2000 |
|---|---|----------------------------------|

| | | |
|--|---|---|
| <input type="checkbox"/> OriginalAnnualStatement | <input type="checkbox"/> ReservedforDisasters/Emergencies | <input type="checkbox"/> RevisedAnnualStatement/RevisionNumber <u>2</u> |
| <input type="checkbox"/> PerformanceandEvaluationReportforProgramYearEnding 3/31/03 | <input type="checkbox"/> AnnualPerformanceandEvaluationReportforProgramYearEnding 12/31/02 | |

| Line No. | SummarybyDevelopmentAccount | TotalEstimatedCost | | TotalActualCost | |
|----------|---|---------------------|---------------------|---------------------|---------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | TotalNon-CapitalFunds | | | | |
| 2 | 1406Operations | 7,487.00 | 7,487.00 | 7,487.00 | 7,487.00 |
| 3 | 1408ManagementImprovements | 11,000.00 | 11,000.00 | 11,000.00 | 11,000.00 |
| 4 | 1410Administration | 3,863.00 | 3,863.00 | 3,863.00 | 3,863.00 |
| 5 | 1411Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415LiquidatedDamages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430FeesandCosts | 14,000.00 | 18,000.00 | 18,000.00 | 18,000.00 |
| 8 | 1440SiteAcquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450SiteImprovement | 4,500.00 | 500.00 | 500.00 | 500.00 |
| 10 | 1460DwellingStructures | 122,380.00 | 122,380.00 | 122,380.00 | 122,380.00 |
| 11 | 1465.1DwellingEquipment-Nonexpendable | 23,008.00 | 23,008.00 | 23,008.00 | 23,008.00 |
| 12 | 1470NondwellingStructures | 37,260.00 | 37,260.00 | 37,260.00 | 37,260.00 |
| 13 | 1475NondwellingEquipment | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| 14 | 1485Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490ReplacementReserve | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1492MovingtoWorkDemonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1495.1RelocationCosts | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 1499DevelopmentActivities | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1501CollateralizationorDebtService | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502Contingency | 0.00 | 0.00 | 0.00 | 0.00 |
| 21 | AmountofAnnualGrant(sumsoflines2-20) | \$224,498.00 | \$224,498.00 | \$224,498.00 | \$224,498.00 |
| 22 | Amountofline21RelatedtoLBPActivities | | | | |
| 23 | AmountofLine21RelatedtoSection504Compliance | | | | |
| 24 | AmountofLine21RelatedtoSecurity-SoftCosts | | | | |
| 25 | AmountofLine21RelatedtoSecurity-HardCosts | | | | |
| 26 | AmountofLine21RelatedtoEnergyConservationMeasures | | | | |

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

Part II: Supporting Pages

| PHAName: Housing Authority of the City of Donna | | Grant Type and Number: TX59-P177-50100 | | | | | | Federal FY of Grant: 2000 | |
|---|--|--|----------|----------------------|------------------|-------------------|------------------|---|--|
| | | Capital Fund Program No: TX59-P177-50100 | | | | | | | |
| | | Replacement Housing Factor Grant No: | | | | | | | |
| 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 | | |
| Donna HA | Operations | 1406 | | 7,487.00 | 7,487.00 | 7,487.00 | 7,487.00 | Completed | |
| PHAWide | | | | | | | | | |
| | Computers software update | 1408 | | 11,000.00 | 11,000.00 | 11,000.00 | 11,000.00 | Completed | |
| | | | | | | | | | |
| | Administrative costs | 1410 | | 3,863.00 | 3,863.00 | 3,863.00 | 3,863.00 | Completed | |
| | | | | | | | | | |
| | A&E Planning fees and costs | 1430 | | 10,000.00 | 14,000.00 | 14,000.00 | 14,000.00 | Completed | |
| | | | | | | | | | |
| | Training software and policies | 1430 | | 800.00 | 800.00 | 800.00 | 800.00 | Completed | |
| | | | | | | | | | |
| | Annual update agency plan | 1430 | | 3,200.00 | 3,200.00 | 3,200.00 | 3,200.00 | Completed | |
| | | | | | | | | | |
| | Resurface existing parking spaces/re-stripe | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | Completed | |
| | | | | | | | | | |
| | Maintenance/storage building | 1470 | | 37,260.00 | 37,260.00 | 37,260.00 | 37,260.00 | Partial funding/will combine with future funding | |
| | | | | | | | | | |
| | Printer | 1475 | | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | Completed | |
| | Total HA Wide | | | 74,610.00 | 78,610.00 | 78,610.00 | 78,610.00 | Completed | |
| | | | | | | | | | |
| Development 1 | Remove and replace kitchen cabinets, sink faucets (\$3,150 each) | 1460 | 20ea | 63,000.00 | 63,000.00 | 63,000.00 | 63,000.00 | Completed | |
| | | | | | | | | | |
| | Replace vent-a-hoods \$40 each | 1460 | 50ea | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | Completed | |
| | Replace front/rear screen (\$30 ea) 20 units | 1460 | 40ea | 1,200.00 | 1,200.00 | 1,200.00 | 1,200.00 | Completed | |
| | Replace front/rear entry solid doors (\$50 ea) | 1460 | 90ea | 4,500.00 | 4,500.00 | 4,500.00 | 4,500.00 | Completed | |
| | Total 1 | | | 70,700.00 | 70,700.00 | 70,700.00 | 70,700.00 | Completed | |
| | | | | | | | | | |
| Development 2 | Remove shower seats & rotted shower doors, remove tub, surrounding & replace with tile and shower curtains @ \$2,500 ea. | 1460 | 20 units | 50,000.00 | 50,000.00 | 50,000.00 | 50,000.00 | Completed | |
| | | | | | | | | | |
| | Remove & replace rotted fence | 1450 | | 4,500.00 | 500.00 | 500.00 | 500.00 | Completed | |
| | Replace ranges @ \$290 | 1465.1 | 12ea | 3,480.00 | 3,480.00 | 3,480.00 | 3,480.00 | Completed | |
| | Replace refrigerators @ \$429 | 1465.1 | 12ea | 5,148.00 | 5,148.00 | 5,148.00 | 5,148.00 | Completed | |
| | Total 2 | | | 63,128.00 | 59,128.00 | 59,128.00 | 59,128.00 | Completed | |

Housing Authority of the City of Donna
RASS AGENCY FOLLOW-UP PLAN
Attachment: tx177p01

SECTION III: Safety

AREA OF CONCERN: Failure of Agency To Convince Residents That It Is Making Efforts To Provide Safe Living Conditions

The goal of this section is to capture how safer residents feel and to assess if the housing agency is making efforts to provide safe living conditions. The following are action items that will be used to make improvements in this area.

ACTION ITEMS:

1. Establish Communication Linkages

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

Funding Source (if required) to be utilized: None

Task Start Date: in effect Target Date of Completion: on-going

2. Establish Working Relations With Police

The Agency will immediately establish a policy of establishing partnership relations with Police Departments in the community so as to have a variety of cooperative arrangements and agreements. Some of these agreements will be, but are not be limited to the following activities:

- Units deprogrammed for use as police substations.
- Periodic and regular meetings between the local police agency and PHA management.
- Provisions of access by the local police agency to vacant units in order to facilitate surveillance and pursuit.
- Provision of community space for police/community meetings.

- Police input into the development and implementation of drug elimination grants.
- Police input into modernization planning.
- Operation Safe Home and other Federal/local law enforcement efforts.
- Gun and drug sweeps.
- Youth counseling.
- Youth recreational activities.
- Tenant security training.
- Community policing.
- Security surveys.

Funding Source (if required) to be utilized: Capital Fund Program

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

3. All Crimes Reported

The Agency will immediately institute a policy of reporting all criminal activity to local police authorities. This policy will be put in place to establish a continuous line of communication between local police authorities and the Agency thereby creating a credible, working relationship between both groups.

Funding Source (if required) to be utilized: Capital Fund Program

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

4. Ensure Policies and Procedures In Place For Tracking Crime

The Agency will immediately conduct a review of its written policies and procedures to ascertain that applicable policies and procedures are in place to track crime, where necessary the Agency will prepare the missing documents. The Agency will also ensure that these policies and procedures will be able to demonstrate that crime and crime-related problems are being traced by development.

Funding Source (if required) to be utilized: Capital Fund Program

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

5. Refine Resident Screening Processes

The Agency will immediately seek to institute and implement a policy of revamping and upgrading a resident screening process which denies housing admission to those individuals who do not meet the legal criteria established by HUD or PHA board resolutions.

Funding Source (if required) to be utilized: Capital Fund Program

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

6. Establish Safe Behavior Policies For Residents

The Agency will immediately develop and institute a clearly understood and mutually agreed-upon policy which defines what constitutes safe behavior for residents with the correct level of repercussions for violating policy.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

7. Addition of More Lighting

The Agency will immediately schedule a plan for evaluating, planning and installing additional lighting in all common areas and to periodically check all lights to ensure that they are operating properly.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

8. Check All Locks

The Agency will immediately begin a program of checking all locks and outside doors to assure that they are not in disrepair, and repair all locks that are damaged.

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

Task Start Date: 10-01-03 Target Date of Completion: 12-31-0.

9. Provide More Recreational Areas

The Agency will immediately plan and implement a long-term program for seeking resources to, and using those monies for, building and/or maintaining neighborhood playgrounds and basketball courts. In addition the Agency will also create youth programs to discourage crime among that age group.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

10. Teach Basic Resident Safety

The Agency will immediately seek to develop and implement a training program for residents on basic safety in the home and in the community. Topics to be presented will include, but not limited to: How Residents Can Better Protect Themselves, Their Families And Their Property and Working With Police Agencies To Create Safer Neighborhoods, etc.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

11. Provide Preventative Drug Related Services

The Agency will immediately develop and institute preventative drug related services such as Preventative Drug Education and Referral Sources For Drug Treatment Programs.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

12. Establish Working Relationships To Implement Grants

The Agency will immediately establish policies and procedures for working with resident councils or other formal resident groups in the implementation of drug elimination grants (24CFR961.3) and other related programs.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

SECTION V: Neighborhood Appearances

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

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

ACTION ITEMS:

1. Establish Communication Linkages

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

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

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

2. Ensure Policies & Procedures are in Place

The Agency will immediately begin a review of policy regarding abandoned buildings and vacancy to bring it up to date and evaluate its effectiveness. If found to be inadequate, the Agency will revise and improve its systems to address this issue more rigorously.

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

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

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

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

Task Start Date: in effect Target Date of Completion: ongoing

4. Be Proactive About Improving The Appearance of Neighborhood.

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

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

Funding Source (if required) to be utilized: Capital Fund

Task Start Date: 10-01-03 Target Date of Completion: 12-31-03

Housing Authority of the City of Donna

FYB2003 PHA Plan
Comments of Resident Advisory Board or Boards
Attachment: tx177 q01

- Comment1:** DH should paint the exterior as well as the interior of the apartments.
- PHA Response:** The Housing Authority has scheduled to do some painting in the coming months of June, July, and August.
- Comment2:** What about providing the exterior faucets (front and back) for easier access when irrigating the lawns.
- PHA Response:** Those units that do not already have them, the PHA will start installing them on a request basis.
- Comment 3:** Resident commented on the burned -out security lights throughout the complex.
- PHA Response :** Lights will be replaced.
- Comment4:** Resident commented on the replacing of range hood filters.
- PHA Response:** DH will replace on a need basis as determined by annual inspections.

**Attachment: tx177r01
COMMUNITY SERVICE POLICY
FOR THE
HOUSING AUTHORITY OF THE CITY OF
DONNA, TEXAS**

COMMUNITY SERVICE POLICY

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, established a new requirement for non-exempt residents of public housing to contribute eight (8) hours of community service each month or to participate in a self-sufficiency program for eight (8) hours each month. (24 CFR Subpart F §960.600-609) The Fiscal Year (FY) 2002 HUD/VA Appropriations Act temporarily suspended the community service and self-sufficiency requirement, except for residents of HOPE VI developments. The FY 2003 HUD/VA Appropriations Act reinstated this provision.

The Housing Authority of the City of Donna (hereinafter referred to as PHA) believes that the community service requirement should not be perceived by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them while gaining work experience.

In order to effectively implement this new requirement, the PHA establishes the following policy. This policy affects eligible residents who were under lease prior to October 1, 2002, or under lease on or after October 1, 2003.

A. Community Service

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The PHA does not claim these activities to be appropriate for all participating tenants. Each tenant is responsible to determine the appropriateness of the voluntary service within guidelines in this policy. The activities may include, but are not limited to:

- Unpaid services at the PHA to help improve physical condition, including building clean-ups, neighborhood clean-ups, gardening and landscape work;
- Unpaid office related services in the development or Administrative Office;
- Assisting other residents through the resident organization;
- Unpaid services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.;
- Active participation in neighborhood group special projects;
- Assisting in after-school youth programs or literacy programs;

- Unpaid tutoring of elementary or high school age residents;
- Assisting in on-site computer training centers;
- Any other community service which includes the "performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community".

Note: Voluntary political activities are prohibited from being considered to meet the Community Service requirement.

B. Program Administration

The PHA may administer its own community service program in conjunction with the formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families. The PHA may seek to contract its community service program out to a third-party.

The PHA may directly supervise community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, the PHA will confirm the resident's participation. Should contracting out the community service function be determined to be the most efficient method for the PHA to accomplish this requirement, the PHA will monitor the agency for contract compliance.

The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities.

C. Self-Sufficiency

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. It should be noted that an individual may satisfy this requirement through a combination of community service and self-sufficiency activities totaling at least eight (8) hours per month. Such activities can include, but are not limited to:

- Apprenticeships and job readiness training;
- Voluntary substance abuse and mental health counseling and treatment;

- English proficiency classes, GED classes, adult education, college, technical schools or other formal education
- Household management, budget and credit counseling, or employment counseling
- Work placement program required by the TANF program
- Training to assist in operating a small business

The PHA may sponsor its own economic self-sufficiency program or coordinate with local social services, volunteer organizations and TANF agencies.

D. Geographic Location

The intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

E. Exemptions

The following adult individuals, age 18 or older, of a household may claim an exemption from this requirement if the individual:

- Is age 62 years or older;
- Is blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals;
- Is engaged in work activities (at least 30 hours per week) as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d)), specified below:
 1. Subsidized employment;
 2. Subsidized private-sector employment;
 3. Subsidized public-sector employment;
 4. Work experience (including work associated with the refurbishing of publicly assisted housing) only if sufficient private sector employment is not available;
 5. On-the-job-training;
 6. Job-search and job-readiness assistance;
 7. Community service programs;
 8. Vocational educational training (not to exceed 12 months with respect to any individual);

9. Job-skills training directly related to employment;
 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 12. The provision of childcare services to an individual who is participating in a community service program.
- Meets the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State-administered welfare-to-work program.
 - Is a member of a family receiving TANF assistance, benefits, or service under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 *et seq.*); or under any other welfare program of the State in which the PHA is located, including a State administered welfare-to-work program and has not been found by the State or other administering entity to be in non-compliance with such program.

F. Family Obligations

At the time of annual recertification, all public housing household members age eighteen (18) or older must:

- Receive a written description of the community service requirement, information on the process for verifying exemption status and the affect of noncompliance on their tenancy.
- Complete certification forms regarding their exempt or non-exempt status from the community service requirement and submit the executed forms within ten (10) days of their recertification appointment. If a household member claims an exemption from the requirement, he/she must submit written verification of the exemption or provide information for obtaining third-party verification along with their completed exemption form.

At the time of the annual recertification appointment, each non-exempt adult household member must present their completed monthly record and certification form (blank form to be provided by the PHA at time of certification or recertification) of activities performed over the past twelve (12) months.

If a family member is found to be noncompliant, either for failure to provide documentation of community service or for failure to perform community service, he/she and the head of household will sign an agreement with the PHA to make up the deficient hours over the next twelve (12)-month period. The entire household will be allowed to enter into such an agreement only once during the household's entire tenancy with the PHA.

If, during the twelve (12)-month period, a non-exempt person becomes exempt, it is his or her responsibility to report this to the PHA and to provide documentation with ten (10) calendar days of the occurrence. The community service requirement will remain in effect until such time as the exempt status is reported to the PHA and verified.

If, during the twelve (12)-month period, an exempt person becomes non-exempt, it is his or her responsibility to report this to the PHA within ten (10) calendar days of the change in status. He/she will be provided with appropriate forms and information for fulfilling the community service requirement. A household member who fails to report a change from exempt to non-exempt status will be required to enter into an agreement to complete an equivalent of eight (8) hours per month of community service for each month of unreported non-exempt status within ninety (90) days of discovery or the household's lease will be subject to termination.

Each household member must supply the PHA with accurate written information regarding exemption status. Failure to supply such information and/or misrepresentation of information is a serious violation of the terms of the lease and may result in termination of the lease.

G. PHA Obligations

To the greatest extent possible and practicable, the PHA will provide names and contacts at agencies that can provide opportunities for residents to fulfill their community service obligation.

The PHA will provide the household a written description of the community service requirement, the process for claiming status as an exempt person for PHA verification of such status in the notice of annual recertification. The PHA will provide the household with appropriate forms on which to claim exempt or non-exempt status and for tracking the community service hours.

The PHA will make the final determination as to whether or not a household member is exempt and/or is compliance with the community service requirement.

As failure to complete the community service requirement constitutes noncompliance with the terms of the Lease, the family may use the PHA's Grievance Procedures if they disagree with the determination of exemption status or noncompliance.

The PHA will assure that procedures are in place and residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- Going from unemployment to employment;
- Entering a self-sufficiency program;
- Entering a classroom educational program which exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- Third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self sufficiency activities;
- Birth certificates to verify age 62 or older; or
- Third-party verification of disabilities preventing performance of community service.

Families who pay flat rents and live in public housing units or families who income was over income limits when they initially occupied such a public housing unit will not receive an automatic exception.

H. Cooperative Relationships with Welfare Agencies

The PHA may initiate cooperative relationships with local service agencies that provide assistance to its families to facilitate information exchange, expansion of community service/self-sufficiency program options and aid in the coordination of those activities.

I. Lease Requirements and Documentation

The PHA's lease has a twelve (12)-month term and is automatically renewable except for non-compliance with the community service requirement. The lease also provides for termination and eviction of the entire household for such non-compliance. The lease provisions will be implemented for current residents at the next regularly scheduled reexamination and for all new residents effective upon occupancy. The PHA will not renew or extend the lease if the household

contains a non-exempt member who has failed to comply with the community service requirement.

Documentation of compliance or non-compliance will be placed in each resident file.

J. Noncompliance

A resident who was delinquent in community service hours under the lease in effect at the time of the suspension will still be obligated to fulfill his/her community service and self-sufficiency requirements for FY 2001, provided that the resident was given notice of noncompliance prior to the expiration of the lease in effect at that time.

A copy of that notice of noncompliance should be included with the written notice to residents about the reinstatement of the community service and self-sufficiency requirement. The community service requirement is applicable for FY 2003 to all leases entered into on and after October 1, 2002. In order to obtain a lease renewal on the expiration of the current lease, residents must be in compliance both with any delinquent community service requirements and current requirements.

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA will notify the resident:

1. of the noncompliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. that unless the resident enters into an agreement under paragraph 4. of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the noncompliant adult moves from the unit, the lease may be renewed;
4. that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the noncompliance during the next twelve (12)-month period; such a cure includes a written agreement by the non-compliant adult and the head of household (as applicable) to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12)-month term of the lease.