

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear:2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: PearsallHousingAuthority

PHANumber: TX332

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: Sylvia Patterson

Phone: (830)334 -9416

TDD: same

Email(if available): Pearsall_HA@hotmail.com

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 P HA
- 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 2003
 [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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ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthataren'tcoveredinother sections of this Update.

TheHousingAuthorityoftheCityofPearsallisnotproposinganychangesin Policyatthistime.

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions:Section8onlyPHAsaren'trequiredtocompletethiscomponent.

A. Yes No: IsthePHAeligibletoparticipateintheCFPinthefiscalyearcoveredbythis PHAPlan?

- WhatistheamountofthePHA'sestimatedoractual(ifknown)CapitalFundProgram grantfortheupcomingyear?\$152,329
- Yes No DoesthePHAplantoparticipateintheCapitalFundPrograminthe upcomingyear?Ifyes,completetherestofComponent7.Ifno,skiptonextcomponent.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachmentC

(2)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachmentB

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsaren'trequiredtocompletethissection.

1. Yes No: DoesthePHAplantconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If'No',skiptonextcomponent;if "yes",completeoneactivitydescriptionforeachdevelopment.)

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 24 CFR 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 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

- Requiring that financing for purchase of a home under its section 8 home ownership 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

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEPPI an 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 F.
3. In what manner did the PHA address those comments? (select all that apply)
- The PHA change d portions of the PHA Plan in responseto comments
A list of these changes is included
 Yes No: at the end of the RAB Comments in Attachment F.
 Yes No:
 - 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 _____.
 - 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 of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- 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)

- The State of Texas' Consolidated Plan does not support the Authority's update submission through specific actions and commitments.

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;
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

B. Significant Amendment or Modification to the Annual Plan:

- A change of more than 50% in the funding amount 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 review.

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
X	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
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" 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 X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
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
NA	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
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHA participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA 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	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&O Policy</p>	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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: Pearsall Housing Authority	Grant Type and Number Capital Fund Program: TX59 -P332-50103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	17,938			
3	1408 Management Improvements				
4	1410 Administration	5,200			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,500			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	109,691			
11	1465.1 Dwelling Equipment — Nonexpendable	5,000			
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant : (sum of lines 2 -19)	152,329			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: Pearsall Housing Authority		Grant Type and Number Capital Fund Program: TX59 -P332-50103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input checked="" 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			

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

PHAName: Pearsall Housing Authority		Grant Type and Number Capital Fund Program#: TX59-P332-50103 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		17,938				
PHA-Wide	Administration Program administration, advertising	1410	3,200 2,000	5,200				
PHA-Wide	Fees and Costs Preparation of annual submittal, design services	1430	1,000 13,500	14,500				
TX-1	Dwelling Structures Interior doors	1460		109,691				
PHA-Wide	Dwelling Equipment Ranges, refrigerators, water heaters	1465		5,000				

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

PHAName: Pearsall Housing Authority		Grant Type and Number Capital Fund Program#: TX59-P332-50103 Capital Fund Program Replacement Housing Factor#:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Attachment C: 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: PHAs need not include information from Year One of the 5 - Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 - Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX332-001	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Operations	7,500	2004
Programadministration,advertising	5,200	
Designservices,annualplan	14,500	
Dwellingstructures -windows	120,129	
Dwellingequipment -ranges,refrigerators,waterheaters	5,000	
Operations	15,000	2005
Programadministration,advertising	5,200	
Designservices,annualplan	14,500	
Sitework -watersystemsandlandscaping	45,000	
Dwellingstructures -blinds	54,029	
Dwellingequipment -ranges,refrigerators,waterheaters	11,100	
Non-dwellingequipment -maintenanceandofficeequipment	7,500	2006
Operations	7,500	
Programadministration,advertising	5,200	
Designservices,annualplan	14,500	
Sitework -sewerlinereplacement,watersystemsandlandscaping	99,029	
Dwellingstructures -blinds	11,000	
Dwellingequipment	11,100	2007
Non-dwellingequipment -maintenanceequipment,officeequipment	4,000	
Operations	7,500	
Programadministration,advertising	5,200	
Designservices,annualplan	14,500	
Sitework -sewerlinereplacement&cleanouts,sitelighting	125,129	
Totalestimatedcostovertnext5years	761,645	

PHA Public Housing Drug Elimination Program Plan

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 any 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. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 -Special Initiative	
9116 -Gun Buyback TAMatch	
9120 -Security Personnel	
9130 -Employment of Investigators	
9140 -Voluntary Tenant Patrol	
9150 -Physical Improvements	
9160 -Drug Prevention	
9170 -Drug Intervention	
9180 -Drug Treatment	
9190 -Other Program Costs	
TOTAL PHDEP FUNDING	

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		

ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9115 -SpecialInitiative					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	OtherFunding (Amount/ Source)	PerformanceIndicators
1.							
2.							
3.							

9116 -GunBuybackTAMatch					TotalPHDEPFundi ng:\$		
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					TotalPHDEPFunding:\$		
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)	PerformanceIndicators
1.							
2.							
3.							

9180 -DrugTreatment					TotalPHDEPFunding:\$		
Goal(s)							
Objectives							
ProposedActivities	#of Persons 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.							

Required Attachment D: 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:
Delmira Valdez

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

C. The term of appointment is (include the date term expires):
Two year term to end 6/2004

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
 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: 06/03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):
The Mayor of the City of Pearsall, TX, Roland Segovia

Required Attachment E: 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.)

Ms. Billie Ruth Sanderson
Unit #17

Ms. Angie Ruiz
Unit #53

Ms. Valeria Herrera
Unit #76

Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

The Resident Board discussed several items that they felt are priorities for the residents of the Housing Authority of the City of Pearsall. Many of the work items were already in the Five Year Plan. Ms. Patterson, the Executive Director explained that the Housing Authority establishes priorities for work to be completed based on safety issues, the overall deterioration of the buildings, items that are routinely addressed in the annual inspections and resident input.

Following are the work items suggested by the Resident Board, and the status of the work item in the Annual/5 Year Plan:

Interior doors & closets – already in the Plan, proposed funding in 2002 and 2003;

Dryer vents – already in the Plan; currently in the design phase;

Bathroom heater/vents/lights – already in the Plan; scheduled for bid before the end of the year;

Water system and landscaping for yards – already in the plan; placed in fiscal years 2005 and 2006;

Windows – already in the Plan placed in fiscal year 2004;

Unit numbers added above doors – shall be completed as part of exterior paint work item funded in the 2000 and 2001 Programs;

Provide electric appliances in lieu of gas appliances – the electrical upgrade of all apartments was completed 2 years ago with the intent of replacing all gas appliances with electric appliances gradually as annual funding will allow.

Attachment G: Status of PHA Mission and Goals

The Housing Authority of the City of Pearsall is continuing to pursue their mission to ensure safe, decent, and affordable housing; create opportunities for residents' self sufficiency and economic independence; and assure fiscal integrity by all program participants by promoting their strategic goals:

Expand the supply of assisted housing – the Housing Authority has successfully maintained their number of vouchers at 118 this past year;

Improve the quality of assisted housing – the Housing Authority has increased their PHA scores; they received their first SEMAP score and residents survey information and have implemented improvements; the modernization of public housing is underway;

Increase assisted housing choices – voucher payment standards have been increased to 105% of FMR;

Ensure equal opportunity and affirmatively further fair housing – the Housing Authority will continue to post information regarding fair housing in prominent locations around the area, provide literature to all persons on the waiting list and in possession and to provide accessibility to housing as required and needed.

**Attachment H: 2000 CFP Performance and Evaluation
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Factor (CFP/CFPRHF) Part 1: Summary**

HA Name:
Housing Authority of the City of Pearsall

Grant Type and Number: TX59P332 -50100 Federal FY of Grant
Capital Fund Program Grant No.: TX59P332 -50100 2000
Replacement Housing Factor Grant No.:

Original Annual Statement Reserve for Disasters/Emergencies
XX Performance and Evaluation Report for Period Ending: 12/2002

X Revised Annual Statement (Revision No.: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	5,000	7,189	7,189	7,189
	Management Improvements Hard Costs	15,000	17,671	17,671	17,671
4	1410 Administration	11,458	3,219	3,219	2,579
5	1411 Audit	0	0	0	0

6	1415	LiquidatedDamages	0	0	0	0
7	1430	FeesandCosts	26,603	13,356	13,356	13,356
8	1440	SiteAcquisition	0	0	0	0
9	1450	SiteImprovements	30,000	0	0	0
10	1460	DwellingStructures	49,800	115,696	115,696	5,595
11	1465.1	DwellingEquipment -Nonexpendable	15,320	0	0	0
12	1470	NondwellingStructures	0	0	0	0
13	1475	NondwellingEquipment	3,950	0	0	0
14	1485	Demolition	0	0	0	0
15	1490	ReplacementReserve	0	0	0	0
16	1492	MovingtoWorkDemonstration	0	0	0	0
17	1495.1	RelocationCosts	0	0	0	0

18	1499	DevelopmentActivities	0	0	0	0
19	1502	Contingency	0	0	0	0
20	AmountofAnnualGrant(Sumoflines2 -19)		157,131	157,131	157,131	46,390
	Amountofline20RelatedtoLBPActivities		0	0	0	0
	Amountofline20RelatedtoSection504Compliance		0	0	0	0
	Amountofline20RelatedtoSecurity -SoftCosts		0	0	0	0
	Amountofline20RelatedtoSecurity -HardCosts		0	0	0	0
	Amountofline20RelatedtoEnergyConservationMeasures		0	0	0	0
	CollateralizationExpensesorDebtService		0	0	0	0

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementFactor
(CFP/CFPRHF)
PartII:SupportingPages**

HAName:
HousingAuthorityoftheCityofPearsall

GrantTypeandNumber:TX59P332 -50100 FederalFYofGrant
CapitalFundProgramGrantNo.:TX59P332 -50100 2000

Dev.Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Development Account Number	Quantity	TotalEstimatedCost				StatusofWork
				Original	Revised	Obligated	Expended	
HOUSINGAUTHORITYTOTAL:				157,131	157,131	157,131	46,390	
PHAWide	MANAGEMENTIMPROVEMENTS	1408		20,000	24,860	24,860	24,860	
	computerhardware/soft ware			15,000	16,376	16,376	16,376	
	phonesystem			0	1,295	1,295	1,295	
	inspectionsservices			0	3,584	3,584	3,584	
	travel/training			5,000	3,605	3,605	3,605	
PHAWide	ADMINISTRATION	1410		11,458	3,219	3,219	2,579	
	advertising,printing			2,500	79	79	79	
	programadministration			2,278	3,140	3,140	2,500	
	administrativesalary			2,080	0	0	0	
	inspector			3,600	0	0	0	
	officeexpenses			1,000	0	0	0	
PHAWide	FEESANDCOSTS	1430		26,603	13,356	13,356	13,356	
	PHAPlanpreparationfee			2,500	1,000	1,000	1,000	
	constructiondesign,constructionadministration			24,103	12,256	12,256	12,256	
TX-1	SITEIMPROVEMENTS	1450		30,000	0	0	0	
	replacementofwoodfencing -familysites			30,000	0	0	0	

TX-1	DWELLINGSTRUCTURES	1460	49,800	115,696	115,696	5,595
	replacerothedexteriortrim,paint		49,800	110,101	110,101	0
	electricalupgradeandHVACinstallation		0	5,595	5,595	5,595
PHA-wide	DWELLINGEQUIPMENT	1465	15,320	0	0	0
	ranges,refrigerators,waterheaters		15,320	0	0	0
PHA-wide	NON-DWELLINGEQUIPMENT	1475	3,950	0	0	0
	lawnequipment,safe,tables,chairsforComm.Rm.		3,950	0	0	0

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementFactor
(CFP/CFPRHF)
PartIII:ImplementationSchedule**

HAName:
HousingAuthorityoftheCityofPearsall

GrantTypeandNumber:TX59P332 -50100
CapitalFundProgramGrantNo.:TX59P332 -50100
ReplacementHousingFactorGrantNo.:

DevelopmentNumber Name/HA -Wide Activities	AllFundsObligated			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised (Attachexplanation)	Actual	Original	Revised (Attachexplanation)	Actual	
TX-1	3/2002	9/2002		3/2003			

Attachment I: 2001 CFPP Performance and Evaluation
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Factor (CFP/CFPRHF) Part 1:
Summary

HAName:
Housing Authority of the City of Pearsall

Grant Type and Number: TX59P332 -50101 Federal FY of Grant
Capital Fund Program Grant No.: TX59P332 -50101 2001
Replacement Housing Factor Grant No.:

Original Annual Statement Reserve for Disasters/Emergencies
XX Performance and Evaluation Report for Period Ending: 12/2002

Revised Annual Statement (Revision No.: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	3,000	3,000	0	0
	Management Improvements Hard Costs	4,500	0	0	0
4	1410 Administration	5,200	3,500	3,290	90
5	1411 Audit	0	0	0	0

6	1415	LiquidatedDamages	0	0	0	0
7	1430	FeesandCosts	18,100	14,500	14,500	1,000
8	1440	SiteAcquisition	0	0	0	0
9	1450	SiteImprovements	0	0	0	0
10	1460	DwellingStructures	114,021	133,296	99,015	0
11	1465.1	DwellingEquipment -Nonexpendable	7,500	6,025	0	0
12	1470	NondwellingStructures	0	0	0	0
13	1475	NondwellingEquipment	8,000	0	0	0
14	1485	Demolition	0	0	0	0
15	1490	ReplacementReserve	0	0	0	0
16	1492	MovingtoWorkDemonstration	0	0	0	0

17	1495.1	RelocationCosts	0	0	0	0
18	1499	DevelopmentActivities	0	0	0	0
19	1502	Contingency	0	0	0	0
20	AmountofAnnualGrant(Sumoflines2 -19)		160,321	160,321	116,805	1,090
	Amountofline20RelatedtoLBPActivities		0	0	0	0
	Amountofline20RelatedtoSection504Compliance		0	0	0	0
	Amountofline20RelatedtoSecurity -SoftCosts		0	0	0	0
	Amountofline20RelatedtoSecurity -HardCosts		0	0	0	0
	Amountofline20RelatedtoEnergyConservationMeasures		0	0	0	0
	CollateralizationExpensesorDebtService		0	0	0	0

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementFactor
(CFP/CFPRHF)
PartII:SupportingPages**

HAName:

GrantTypeandNumber:TX59P332 -50101

FederalFYof
Grant

Dev. Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost				Status of Work
				Original	Revised	Obligated	Expended	
HOUSING AUTHORITY TOTAL:				160,321	160,321	116,805	1,090	
PHAWide	MANAGEMENT IMPROVEMENTS	1408		7,500	3,000	0	0	
	computer hardware/software			4,500	0	0	0	
	travel/training			3,000	3,000	0	0	
PHAWide	ADMINISTRATION	1410		5,200	3,500	3,290	90	
	advertising, printing			2,000	300	90	90	
	program administration			3,200	3,200	3,200	0	
PHAWide	FEES AND COSTS	1430		18,100	14,500	14,500	1,000	
	PHA Plan preparation fee			1,000	1,000	1,000	1,000	
	annual inspection services			3,600	0	0	0	
	construction design, construction administration			13,500	13,500	13,500	0	
TX-1	DWELLING STRUCTURES	1460		114,021	133,296	99,015	0	
	interior doors			94,021	0	0	0	
	roofing			0	20,281	0	0	
	exterior storage closet doors			12,000	99,015	99,015	0	
	dryervents			8,000	14,000	0	0	

PHA-wide DWELLINGEQUIPMENT	1465	7,500	6,025	0	0
ranges, refrigerators, water heaters		7,500	6,025	0	0
PHA-wide NON-DWELLINGEQUIPMENT	1475	8,000	0	0	0
lawn equipment		8,000	0	0	0

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

HA Name: _____	Grant Type and Number: TX59P332 -50101	Federal FY of Grant
Housing Authority of the City of Pearsall	Capital Fund Program Grant No.: TX59P332 -50101	2001
	Replacement Housing Factor Grant No.:	

Development Number Name/HA -Wide Activities	All Funds Obligated			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	
TX-1	12/31/02	12/2003		6/30/04			

Attachment J: 2002 CFPP Performance and Evaluation
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Factor (CFP/CFPRHF) Part 1:
Summary

HAName: _____
Housing Authority of the City of Pearsall

Grant Type and Number: TX59P332 -50102 Federal FY of Grant
Capital Fund Program Grant No.: TX59P332 -50102 2002
Replacement Housing Factor Grant No.:

Original Annual Statement Reserve for Disasters/Emergencies
XX Performance and Evaluation Report for Period Ending: 12/2001

Revised Annual Statement (Revision No.: 1)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	3,000	3,000	0	0
	Management Improvements Hard Costs	4,500	4,500	0	0
4	1410 Administration	5,200	5,200	0	0
5	1411 Audit	0	0	0	0

6	1415	LiquidatedDamages	0	0	0	0
7	1430	FeesandCosts	18,100	18,100	0	0
8	1440	SiteAcquisition	0	0	0	0
9	1450	SiteImprovements	0	0	0	0
10	1460	DwellingStructures	114,029	114,029	0	0
11	1465.1	DwellingEquipment -Nonexpendable	7,500	7,500	0	0
12	1470	NondwellingStructures	0	0	0	0
13	1475	NondwellingEquipment	0	0	0	0
14	1485	Demolition	0	0	0	0
15	1490	ReplacementReserve	0	0	0	0
16	1492	MovingtoWorkDemonstration	0	0	0	0

17	1495.1	RelocationCosts		0	0	0	0
18	1499	DevelopmentActivities		0	0	0	0
19	1502	Contingency		0	0	0	0
20	AmountofAnnualGrant(Sumoflines2 -19)			152,329	152,329	0	0
	Amountofline20RelatedtoLBPActivities			0	0	0	0
	Amountofline20RelatedtoSection504Compliance			0	0	0	0
	Amountofline20RelatedtoSecurity -SoftCosts			0	0	0	0
	Amountofline20RelatedtoSecurity -HardCosts			0	0	0	0
	Amountofline20RelatedtoEnergyConservationMeasures			0	0	0	0
	CollateralizationExpensesorDebt Service			0	0	0	0

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementFactor
(CFP/CFPRHF)
PartII:SupportingPages**

HAName:

GrantTypeandNumber:TX59P332 -50102 FederalFYofGrant

Dev. Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost				Status of Work
				Original	Revised	Obligated	Expended	
HOUSING AUTHORITY TOTAL:				152,329	152,329	0	0	
PHAWide	MANAGEMENT IMPROVEMENTS	1408		7,500	7,500	0	0	
	computer hardware/software			4,500	4,500	0	0	
	travel/training			3,000	3,000	0	0	
PHAWide	ADMINISTRATION	1410		5,200	5,200	0	0	
	advertising, printing			2,000	2,000	0	0	
	program administration			3,200	3,200	0	0	
PHAWide	FEES AND COSTS	1430		18,100	0	0	0	
	PHA Plan preparation fee			1,000	1,000	0	0	
	annual inspection services			3,600	3,600	0	0	
	construction design, construction administration			13,500	13,500	0	0	
TX-1	DWELLING STRUCTURES	1460		114,029	114,029	0	0	
	roofing			35,271	94,720	0	0	
	exterior storage closet doors			72,008	0	0	0	
	Interior doors			0	10,309	0	0	
	dryervents			8,000	9,000	0	0	
PHA-wide	DWELLING EQUIPMENT	1465		7,500	7,500	0	0	

	ranges,refrigerators,waterheaters			7,500	7,500	0	0
PHA-wide	NON-DWELLINGEQUIPMENT	1475		8,000	0	0	0
	lawnequipment			8,000	0	0	0

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementFactor
(CFP/CFPRHF)
PartIII:ImplementationSchedule**

HAName:
HousingAuthorityoftheCityofPearsall

GrantTypeandNumber:TX59P332 -50102 FederalFYofGrant
CapitalFundProgramGrantNo.:TX59P332 -50102 2002
ReplacementHousingFactorGrantNo.:

DevelopmentNumber Name/HA -Wide Activities	AllFundsObligated			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised (Attachexplanation)	Actual	Original	Revised (Attachexplanation)	Actual	
TX-1	06/04			6/05			

Attachment K: Voluntary Conversion

On June 22, 2001, HUD published a final rule (Federal Register 66FR4476) on "Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments." This final rule implements the initial assessment requirement (Section 22(b)(2) of the United States Housing Act of 1937) in a new 972.200. The statute requires all PHAs to conduct an initial assessment for each of its covered developments by October 1, 2001, and to submit the results to HUD. Covered developments are generally those available for general occupancy rather than the elderly/disabled developments.

Under the Final Rule, a PHA must certify that it has reviewed each covered development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development may be: (i) appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or (ii) inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

In determining that a development may be appropriate for conversion, a PHA must conclude that the development meets the following tests:

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

This Final Rule covers only the required initial assessments and does not include the process for undertaking voluntary conversion of a public housing development to vouchers, which will be included in a separate final rule to be published later. As such, there is currently no procedure to complete or have approved an application for voluntary conversion.

The required initial assessment is an on-site binding evaluation of the appropriateness of voluntary conversion for each property. The assessment is intended to consist of a common sense review of relevant factors for each covered development, and does not require a market study or application of a cost test. Rather, a PHA should consider whether voluntary conversion may be appropriate or inappropriate, taking into account factors such as modernization needs, operating cost, ability to occupy the development, FMR levels and/or workability of vouchers in the community, or other considerations the PHA deems relevant. A PHA may decide to undertake detailed studies regarding potential voluntary conversions, but the Required Initial Assessment Final Rule does not require this. In addition, PHAs are cautioned that the cost test and other assessment criteria laid out in the Proposed Rule on Voluntary Conversion of July 23, 1999 are subject to change in the Final Rule; as such, there is no advantage to adopting the same methodology for the initial assessment.

Once the required initial assessment is completed, a PHA must retain and have available for public review a brief narrative description (which may be as short as a few sentences) to document its reasoning with respect to each covered development. HUD is aware that initial assessments may take long to complete than by October 1, 2001, but PHAs must nevertheless proceed expeditiously to complete them. PHAs will be required to report on their efforts in PHA Plans, commencing with Plan fiscal years covering January 1 – December 31, 2002. Notice PIH 2001-26 (HA), issued August 2, 2001, identifies five questions PHAs must address regarding voluntary conversion as a part of the PHA plan:

Component 10(B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments? 1
- 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)? 0
- c) How many Assessments were conducted for the PHA's covered developments? 1
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

This information must be provided as a required attachment to the PHA Plant template.

Attachment L: PHARASS Follow-up Plan

The Housing Authority of the City of Pearsall is providing the following Follow-up Plan to address two Survey Sections of the RASS that failed to meet the National Average:

Communication –

The Housing Authority is providing a monthly newsletter to each resident that includes information on the status of the scheduled renovation work, the Board of Commissioners and their meetings, upcoming events in the Housing Authority, City and County, available classes for residents that may be sponsored by local agencies, and pertinent emergency phone numbers.

Safety –

Last year the Housing Authority removed the deteriorated privacy fencing on all of their sites and trimmed all bushes and trees away from the buildings. The rotted fencing, bushes and trees provided a deteriorated appearance to the Housing Authority properties and cover for unauthorized persons. The Housing Authority will finish a contract in March 2003 for the replacement of deteriorated wood entrance doors and frames with metal doors and frames and the upgrade of the door hardware with master keyed hardware. The Housing Authority is working with the local utility provider to install additional site lighting and to upgrade existing site lighting.

The Housing Authority is continuing to work closely with the local law enforcement agencies to schedule more frequent patrols of the development sites. The police currently patrol each site at least one time per shift and more often when the Housing Authority has a specific request.

The Housing Authority has ordered No Trespassing signs that will be posted in areas visible from all entrances to the 5 development sites. The Housing Authority will request enforcement assistance from the local police.

Neighborhood Appearance -

The Housing Authority will finish a contract in March 2003 for the replacement of deteriorated entrance and exterior closet doors and frames, wood siding, soffits and fascia and exterior painting. The Housing Authority recently had the trees and shrub trimmed on the 5 sites and has hired a full time lawn maintenance help to keep the grass cut, trees trimmed and debris picked up. The Housing Authority contracts with the City of Pearsall for garbage pickup and is currently discussing the cost of increasing services from once to twice weekly services on the family sites.