

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**FINAL**  
MARCH 30, 2005

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

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of El Paso

**PHA Number:** TX003

**PHA Fiscal Year Beginning:** 07/2005

**Public Programs Administered:**

**Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units:     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:	N/A	N/A	N/A	N/A
Participating PHA 2:	N/A	N/A	N/A	N/A
Participating PHA 3:	N/A	N/A	N/A	N/A

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: **The Housing Authority of the City of El Paso's mission is to provide and increase safe, decent, sanitary and affordable housing for assisted families at or below 80% of median income by maintaining the Housing Authority's existing stock and ensuring that private rentals under the Section 8 programs meet HUD housing quality standards. To the greatest extent possible, the Housing Authority will ensure equal opportunities in housing and will promote a transitional housing development that is designated to help families achieve economic independence by virtue of self-sufficient programs, resident business ventures, resident employment and homeownership opportunities.**

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)

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

- PHA Goal: Increase assisted housing choices
  - Objectives:
    - Provide voucher mobility counseling:
    - Conduct outreach efforts to potential voucher landlords
    - Increase voucher payment standards
    - Implement voucher homeownership program:
    - Implement public housing or other homeownership programs:
    - Implement public housing site-based waiting lists:
    - Convert public housing to vouchers:
    - Other: (list below)

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

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - Implement public housing security improvements: **Fencing, lighting, gated communities, locate funding for off-duty police officers and Security personnel.**
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
    - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below):  
**Provide Fair Housing information to applicants.**

**Other PHA Goals and Objectives: (list below):**

**Development of additional affordable housing for persons with disabilities and under served populations.**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of El Paso 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 basis 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 Objective 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 two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of El Paso during FY 2005 Include:

- Reduce drug and alcohol abuse through Grant Funded Programs;
- Preserve and improve the public housing stock through the Capital Fund Program activities, including modernization;
- Provide equal housing opportunities to all residents;
- Involve The Council of Presidents, public housing residents and Section 8 participants on the preparation of the agency plan;

- Provide training to staff and commissioners to fully understand and take advantage of opportunities under QHWRA of 1998 to better serve our residents and the community; and
- Identify, develop and leverage services to enable low-income families to become self-sufficient.

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of El Paso to meet the housing needs of the full range of low-income residents. The Housing Authority, 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.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	29
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	33
12. Community Service Programs	35
13. Crime and Safety	38
14. Pets (Inactive for January 1 PHAs)	40
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40
17. Asset Management	40
18. Other Information	41

#### **Attachments**

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

Required Attachments:

- Admissions Policy for Deconcentration (tx003a05)
- FY 2005 Capital Fund Program Annual Statement (tx003b05)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (tx003c05)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (tx003d05)
- Other (List below, providing each attachment name)
  - Substantial Deviation- Significant Amendment or Modification (tx003e 05)**
  - Accomplishments (tx003d05)**
  - Resident Associations (tx003g05)**
  - Annual Plan Narrative (tx003h05)**
  - Open Capital Funds (tx003i05)**

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing 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
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	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 for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	<b>14,563</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>
Income >30% but <=50% of AMI	<b>10,834</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>
Income >50% but <80% of AMI	12254	5	5	5	5	5	3
Elderly	19,193	5	5	5	5	5	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**There is a deficit of 25,000 units of affordable housing to low-income >50% AMI. (Consolidated Plan – El Paso) information based on 1999 Census Data.**

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2000 - 2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	<b>2538</b>		<b>1148</b>
Extremely low income <=30% AMI	<b>1743</b>	<b>68.68%</b>	
Very low income (>30% but <=50% AMI)	<b>595</b>	<b>23.44%</b>	
Low income (>50% but <80% AMI)	<b>200</b>	<b>7.88%</b>	
Families with children	<b>2204</b>	<b>86.84%</b>	
Elderly families	<b>167</b>	<b>6.58%</b>	
Families with Disabilities	<b>167</b>	<b>6.58%</b>	
Hispanic	<b>2445</b>	<b>96.34%</b>	
Caucasian	<b>55</b>	<b>2.17%</b>	
African American	<b>29</b>	<b>1.14%</b>	
Native American	<b>5</b>	<b>.20%</b>	
Asian	<b>4</b>	<b>.16%</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<b>544</b>	<b>21.43%</b>	<b>202</b>
2 BR	<b>886</b>	<b>34.91%</b>	<b>421</b>
3 BR	<b>865</b>	<b>34.08%</b>	<b>397</b>
4 BR	<b>61</b>	<b>2.40%</b>	<b>39</b>
5 BR	<b>161</b>	<b>6.34%</b>	<b>19</b>
5+ BR	<b>21</b>	<b>.83%</b>	<b>6</b>

### Housing Needs of Families on the Waiting List

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

If yes: **5 and 6 bedroom open**

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

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

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

### C. Strategy for Addressing Needs

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

**The Housing Authority of the City of el Paso (HACEP) will maintain an aggressive effort to seek additional funding or additional Section 8 vouchers that will increase the availability of housing options for qualified individuals within the City of El Paso. HACEP has two grant writers on staff whose main objective is seeking funding that will improve the quality of life of qualified residents seeking HACEP services.**

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

**Continue to ensure access to affordable housing among families assisted by the PHA regardless of unit size required.**

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

Select all that apply

Apply for additional section 8 units should they become available

Leverage affordable housing resources in the community through the creation of mixed - finance housing

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

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

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

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

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

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

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

Seek designation of public housing for the elderly

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

- Funding constraints

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	<b>10,173,959</b>	
b) Public Housing Capital Fund <b>CFP 502-05</b>	<b>9,807,620</b>	<b>Estimated</b>
c) Annual Contributions for Section 8 Tenant-Based Assistance <b>FY 05</b>	<b>27,478,076</b>	<b>Also, Contract Administrator for Sec 8 – Project Based</b>
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>		
d) Capital Fund Program – <b>CFP 504-03 504</b> <b>CFP 505-03 505</b>	<b>2,091,200</b> <b>1,108,232</b>	<b>Capital Improvements, Operations, Modernization for Developments, Management Improvements and Administration.</b>
e) <b>Capital Fund Program – CFP 506-04 506</b>	<b>5,485,065</b>	
f) CFP 502-02 Replacement 2002	<b>39,612</b>	
g) CFP 503-03 Replacement 2003	<b>433,095</b>	
h) ROSS – RSDM 1999		<b>Resident Service Delivery Model</b>
i) ROSS – RSDM 2001		<b>Resident Service Delivery Model</b>
i) ROSS –RSDM 2002	<b>3,254</b>	<b>Resident Service Delivery Model</b>
j) CDBG – Krupp Sitgraves		
k) TCADA <b>'04</b>	<b>21,363</b>	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>Sub-total</b>	<b>\$56,641,476</b>	
<b>Sources</b>		
<b>3. Public Housing Dwelling Rental Income FY 05</b>	<b>10,243,762</b>	
<b>4. Other income (list below)</b>		
l) Non-dwelling Rental FY -05	344,910	Public Housing Operations FY-05
m) Excess Utilities: FY-05	128,146	Public Housing Operations FY-05
n) Interest on General Funds Investments FY-05	64,731	Public Housing Operations FY - 05
o) Other Income: Late charges, Salvage, Child Support Fees, Sundry Commissions, AWB Commissions FY-05 <b>Other Operating Receipts</b>	83,952	Public Housing Operations FY-05
<b>4. Non-federal sources (list below)</b>		
<b>Properties Unrestricted Net as of 06/30/04 Non-subsided</b>	<b>3,531,434</b>	<b>PHA- Owned Units V.A., Las Casitas, St. Johns, Desert Sun, Lomaland, Orchard. El Paso</b>
<b>Sub-total</b>	<b>\$14,396,935</b>	
<b>Total resources</b>	<b>\$71,038,411</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **When families are notified of eligibility interview, according to date and time.**

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

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

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

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

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

## **(2)Waiting List Organization**

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

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

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

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

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

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

X Date and Time

Former Federal preferences:

- X1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X1 Victims of domestic violence  
Substandard housing
- X 1 Homelessness : Up to 10% of all new admissions, beginning the fiscal of 2005, will be set aside for homeless people coming out of transitional living centers.**

High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

**(6) Deconcentration and Income Mixing**

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

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

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

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8

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

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below) **Rental History**
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity (**Upon landlord's request**)
  - Other (describe below)

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Upon written request, submitted by prospective participant because of difficulty in locating rental.**

**(4) Admissions Preferences**

- a. Income targeting

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

- b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

Other preference(s) (list below)

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

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

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

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

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
  - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below): **Public notice sent to all community-wide public assistance.**

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

- a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

**Zero Income**

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

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

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

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below) **Decrease in income for any reason except for decrease that lasts less than 30 days.**

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
 The PHA has chosen to serve additional families by lowering the payment standard

- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

N/A

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

## B. HUD Programs Under PHA Management

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

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

## C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

N/A

### A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **(tx003b05)**

-or-

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

## **(2) Optional 5-Year Action Plan**

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

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

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

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

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

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

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

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:  
**Alamito TX21-P003-001**

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

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
**The PHA Plan replacement housing activities using other income sources as demolition/disposition occurs.**

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Paisano Elderly</b>
1b. Development (project) number: <b>TX21-P003-015B</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(06/30/2005)</u></b>
5. Number of units affected: <b>46</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>TDB</b> b. Projected end date of activity: <b>TDB</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>1600 Montana</b>
1b. Development (project) number: <b>TX21-P003-35</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(09/02/03)</u></b>
5. Number of units affected: <b>None</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>09/02/03</b> b. Projected end date of activity: <b>08/30/08</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>440 S. Yarbrough</b>
1b. Development (project) number: <b>TX21-P003-015B</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b><u>(4/15/2005)</u></b>
5. Number of units affected: <b>none</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>04/15/2005</b> b. Projected end date of activity: <b>01/31/2009</b>

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

[24 CFR Part 903.7 9 (i)]

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

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

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <b>Chelsea</b>	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <b>(02/01/2005)</b>	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: **330**
7. Coverage of action (select one)
- Part of the development
- Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	

- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

**The family has had no family-caused violations of HUD's Housing Quality Standards within the last twelve months. The family does not owe money to the PHA. The family has not committed any serious or repeated violations of a PHA-assisted lease within the past twelve months.**

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

**(2) Family Self Sufficiency program/s**

a. Participation Description

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

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

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)  
**Some HACEP residents have suggested for HACEP to provide 24 hour Police Patrolling within HACEP Communities.**

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

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

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

**TX21-P003-30A Martin Luthern King**

**TX21-P003-022 Kennedy Brothers**

**TX21-P003-029 Jackie Robinson**

**TX21-P003-023 Dwight Eisenhower**

**TX21-P003-027 Webber**

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

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

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

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

**C. Coordination between PHA and the police**

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

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

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

**PHA WIDE**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance  
 Any adult member of a resident or assisted family organization  
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
 Representatives of all PHA resident and assisted family organizations  
 Other (list)

**C. Statement of Consistency with the Consolidated Plan**

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

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



Other: (list below)

- **The Section 8 homeownership initiatives and other public housing homeownership programs will continue;**
- **Utilizing the Section 8 Program to increase homeownership opportunities;**
- **Rental assistance to low-income families will be expanded as the Section 8 Choice Voucher Program expands;**
- **Partnerships with local government will be strengthened;**
- **Renovation of public housing unit will continue;**
- **A wide variety of social services are provided, including self-sufficiency activities in support of the Consolidated Plans Anti-Poverty Strategy;**
- **HACEP's Section 3 Program supports the job opportunity initiatives;**
- **Coordinate efforts with non-profit social services agencies; and Capital Funds will be used to leverage funds for development of Affordable housing and modernization**

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

- **The Consolidated Plan supports efforts to increase the supply of affordable housing.**
- **The Consolidated Plan objectives include homeownership assistance, support to existing substantial housing, extending partnerships and expanding rental assistance.**

#### **D. Other Information Required by HUD**

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

## Attachments

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

### Table of Contents

1. Attachment A- Deconcentration and Income Targeting Policy (tx003a05)
2. Attachment B- Capital Fund Program Annual Statement (tx003b05)
2. Attachment C- Capital Fund Program 5-Year Action Plan (tx003c05)
3. Attachment D- Comments and Recommendations from Planning Meetings (tx003d05)
4. Attachment E- Substantial Deviation – Significant Amendment or Modification (tx003e05)
5. Attachment F- Accomplishments (tx003f05)
5. Attachment G – Resident Associations Directory (tx003g05)
6. Attachment H – Annual Plan Narrative (tx003h05)
8. Attachment I – Performance and Annual Reports (tx003i05)

# PHA Plan Table Library

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

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

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

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	<b>\$1,961,524</b>
3	1408 Management Improvements	<b>\$1,961,524</b>
4	1410 Administration	<b>\$980,762</b>
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	<b>\$92,784</b>
8	1440 Site Acquisition	<b>\$179,229</b>
9	1450 Site Improvement	<b>\$301,000</b>
10	1460 Dwelling Structures	<b>\$3,455,797</b>
11	1465.1 Dwelling Equipment-Nonexpendable	<b>\$100,000</b>
12	1470 Nondwelling Structures	<b>\$50,000</b>
13	1475 Nondwelling Equipment	<b>\$550,000</b>
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	<b>\$100,000</b>
18	1499 Development Activities	
19	1502 Contingency	<b>\$75,000</b>
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$9,807,620</b>
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- Soft Costs	<b>\$961,000</b>
24	Amount of line 20 Related to Energy Conservation Measures	<b>\$588,457</b>

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

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

**Annual Statement**

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

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

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

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

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



**DECONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
HOUSING AUTHORITY OF THE  
CITY OF EL PASO, TEXAS**

**Deconcentration and Income Targeting Policy**  
*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic 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. Under the de-concentration requirement, PHAs are to implement a program which provides that families with lower incomes will be offered units in housing developments where family incomes are the highest and higher income families will be offered units in developments where family incomes are the lowest. 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 El Paso (HACEP) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

**Economic Deconcentration:**

Admission and occupancy policies are revised to include HACEP’s policy of promoting economic deconcentration of its housing developments by offering lower income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require HACEP to (1) determine and compare the relative tenant incomes of each development and the incomes of census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring higher income families into lower income developments (or into developments in lower income census tracts) and lower-income families into higher-income projects (or into developments in higher income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions with opportunities to discuss the options available to the families. Families will be informed that should they choose not to accept the first unit offered under this system their refusal will not be cause to drop their name to the bottom of the waiting list.

Implementation may include the following efforts:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;

- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Ceiling rents;
- Flat rents for selected developments;
- Saturday and evening office hours;
- Revised transfer policies;

### **Income Targeting:**

As public housing dwelling units become available for occupancy, HACEP employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, HACEP encourages occupancy of its developments by a broad range of families with incomes up to 80% of the median income for the jurisdiction in which HACEP operates. At a minimum, 40% of all new admissions to public housing **on an annual basis** will be families with incomes at or below 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.

HACEP may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among lower income families in our area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

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

- HACEP may select, based on date and time of application and local preferences, four families in the extremely low-income category and six families from the lower income category alternately until the 40% admission requirement of extremely low-income families is achieved.
- To the maximum extent possible, the offers will also be made to effect HACEP's policy of economic deconcentration.
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the 40% requirement will be calculated based on new admissions for the fiscal year.
- HACEP reserves the option, at any time, to reduce the targeting requirement for public housing by no more than 10%, if it increases the target figure for its Section 8 program from the required level of 75% of annual new admissions to no more than 85% of its annual new admissions. (Optional for PHAs with

both Section 8 and Public Housing programs).

|

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Su

PHA Name: Housing Authority of the City of El Paso	Grant Type and Number Capital Fund Program Grant No: TX21P00350105 Replacement Housing Factor Grant No: TX21R00350105
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Original Annual Statement     
  Reserve for Disasters/ Emergencies     
  Revised Annual Statement  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total /
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	\$1,961,524		
3	1408 Management Improvements	\$1,961,524		
4	1410 Administration	\$ 980,762		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$92,784		
8	1440 Site Acquisition	\$179,229		
9	1450 Site Improvement	\$ 301,000		
10	1460 Dwelling Structures	\$ 3,455,797		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 100,000		
12	1470 Nondwelling Structures	\$ 50,000		
13	1475 Nondwelling Equipment	\$ 550,000		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs	\$ 100,000		
18	1499 Development Activities	\$ -		
19	1501 Collateralization or Debt Service			
20	1502 Contingency	\$ 75,000		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$9,807,620		
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	\$ 961,000		
25	Amount of Line 21 Related to Security – Hard Costs			

26	Amount of line 21 Related to Energy Conservation Measures	\$	588,457	
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# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
TX21-P003-005 Sherman Plaza	Interior Mod - Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy,Asbestos Abatement, Mold Abatement, Conservation Measures (ECM) Exterior Dwelling Modernization win., pnt, screens, generally includes painting, roof, doors, windows, siding, masonry, foundation, screens, sidewalks,	1460	50 units	\$1,212,094				In Progress
TX21-P003-020 Kathy White	Interior Mod - Interior Modernization: Weatherization, generally includes Asbestos Abatement, Mold Abatement, cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM)	1460	23 units	\$534,690				Planning Stage
TX21-P003-020 Kathy White	Exterior Modernization generally to include Site Improvements, foundations, sidewalks, rockwalls, exterior painting, roofing, windows, drainage improvments, streets paving and resurfacing, landscaping	1450	23 units	\$100,000				Planning Stage
TX21-P003-13C Valle Verde	Exterior Modernization generally to include foundations, sidewalks, exterior painting, roofing, evaporative coolers, windows, exterior doors, security screen doors, lanscasing, fencing.	1460	50 units	\$99,980				Planning Stage

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
TX21-P003-30C Hart	Dwelling Structure - Interior Mod. generally includes, Interior Tape, and texture, Painting, Flooring, Exterior Doors,Screen Doors, Plumbing Fixtures, Kitchen Cabinets.	1460	48 units	\$ 100,000				In Progress
TX21-P003-010 Salazar	Interior Mod - Interior Modernization: Weatherization, generally includes Asbestos Abatement, Mold Abatement, cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Exterior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	83 units	\$ 425,135				In Progress
TX21-P003 Andeson	HVAC Improvements, furnaces, duct systems, venting, evaporative cooling	1460	36 units	\$ 50,000				
TX21-P003-018 Sandoval	Exterior Modernization: Roofing Replacement, and Roofing Improvements.	1460	20 Bldgs.	\$ 250,000				Planning Stage
TX21-P003-018 Sandoval	Site Improvements: generally to include landscaping, sidewalks, concrete slabs, rockwall repair, parking lot repairs.	1450	1LS	\$ 101,000				Planning Stage
TX21-P003-025 Alavarez	Exterior Modernization, site improvements, rockwalls, landscaping, fencing,painting,sidewalks, signs,parking spaces.	1450	1LS	\$ 100,000				In Progress



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
TX21-P003-008 Chelsea High Rise	M&M Renovations, office space,interior modernization	1470	1LS	\$50,000				Planning Stage
TX21-P003-029 Robinson	Exterior Modernization, Window Replacement, Painting, Caulking, Masonary, Asbestos abatement, Mold Abatement Energy Conservation Measures (ECM) Exterior Dwelling Modernization □	1460	140 units	\$220,662				Planning Stage
TX21-P003-028 Gonzalez	Exterior Modernization,water line repairs, ECM Measures. Utility repairs.	1460	36 units	\$130,000				Planning Stage
TX21-P003-230 Dwight Eisenhower	Exterior Modernization, Window Replacement, Painting, Caulking, Masonary, Asbestos abatement, Mold Abatement Energy Conservation Measures (ECM)	1460	260 units	\$170,000				Planning Stage
TX21-P003-014 Cramer	Interior Modernization/Exterior Modernization to include Kitchen cabinets, appliances, window replacement, roofing, exterior painting,. ECM Energy Conservation	1460	144 units	\$100,000				Planning Stage
TX21-P003-040 Ochoa	Interior / Exterior Modernization	1460	70 units	\$113,236				Planning Stage
PHA Wide	Asbestos Abatement, Asbestos Air Monitoring, Work Plan	1460	1LS	\$50,000				Planning Stage

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

PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program Grant No: TX21P00350105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE	<b>Non-Dwelling Equipment</b>						
	Non-Dwelling Equipment: off. Furn. & Equip.	1475		\$ 195,000			
	Non-Dwelling Maint. Equip: non-expendable	1475		\$ 35,000			
	Non-Dwelling Equip/Computers	1475		\$ 250,000			
	Non-Dwelling Equipment – Automotive	1475		\$ 50,000			
	Non-Dwelling Equipment – Expendable	1475		\$ 20,000			
PHA-WIDE	Non-Dwelling Structures	1470					
PHA-WIDE	<b>Dwelling Equipment</b>						
PHA-WIDE	Appliances	1465		\$ 100,000			
PHA-WIDE	<b>Dwelling Structures -</b>	1460					
PHA WIDE	<b>Site Acquisitions</b>	1440		\$ 179,229			
PHA-WIDE	<b>Site Improvements</b>	1450					
PHA-WIDE	<b>Operations</b> (Amount not to exceed 20%)						
	Operations	1406		\$ 1,961,524			
PHA-WIDE	<b>Management Improvements</b> (Amount not to exceed 20%)						
	Software	1408		\$ 350,524			
	Resident Services/Youth Services	1408		\$ 100,000			
	Training	1408		\$ 250,000			
	Professional Services	1408		\$ 300,000			
	Security	1408		\$ 961,000			
PHA-WIDE	<b>Administration – Amount not to exceed 10%</b>						
	Salaries(Direct and Indirect Allocation Cost)	1410		\$ 730,000			
	Benefits: FICA, Pension, Insurance	1410		\$ 207,782			
	Publications	1410		\$ 2,000			
	Sundry (Advertisement)	1410		\$ 5,980			
	Worker's Comp / Taxes	1410		\$ 35,000			
	Other Administrative Indirect Costs	1410					
PHA-WIDE	<b>Fees and Costs</b>	1430		\$ 92,784			
PHA-WIDE	<b>Contingency</b>	1502		\$ 75,000			
PHA-WIDE	<b>Relocation Costs</b>	1495.1		\$ 100,000			
PHA-WIDE	<b>Development Activities</b>	1499		\$ -			



Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of El Paso		Grant Type and Number Capital Fund Program No: TX21P00350105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-005 Sherman	Jun-30-07			Jun-30-08			
TX21-P003-020 Kathy White	Jun-30-07			Jun-30-08			
TX21-P003-020 Kathy White	Jun-30-07			Jun-30-08			
TX21-P003-13C Valle Verde	Jun-30-07			Jun-30-08			
TX21-P003-30C Hart	Jun-30-07			Jun-30-08			
TX21-P003-010 Salazar	Jun-30-07			Jun-30-08			
TX21-P003-000 Anderson	Jun-30-07			Jun-30-08			
TX21-P003-018 Sandoval	Jun-30-07			Jun-30-08			
TX21-P003-025 Alvarez	Jun-30-07			Jun-30-08			
TX21-P003-0008 Chelsea	Jun-30-07			Jun-30-08			
TX21-P003-029 Robinson	Jun-30-07			Jun-30-08			
TX21-P003-028 Gonzalez	Jun-30-07			Jun-30-08			
TX21-P003-230 Eisenhower	Jun-30-07			Jun-30-08			
TX21-P003-014 Cramer	Jun-30-07			Jun-30-08			
TX21-P003-13D	Jun-30-07			Jun-30-08			
TX21-P003-040 Ochoa	Jun-30-07			Jun-30-08			
PHA Wide Asbestos	Jun-30-07			Jun-30-08			
PHA Wide Asbestos	Jun-30-07			Jun-30-08			

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2006 FFY Grant:TX21P00350106 PHA FY: 2006			Activities for Year: 2007 FFY Grant:TX21P00350107 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1406	Operations	\$1,471,143	1406	Operations	\$1,471,143
	1408	Management Improvements	\$1,961,524	1408	Management Improvements	\$1,961,524
	1410	Administration	\$980,762	1410	Administration	\$980,762
	1430	Fees and Cost	\$272,013	1430	Fees and Cost	\$272,013
	1475	Non Dwelling Equipment	\$550,000	1475	Non Dwelling Equipment	\$550,000
	1495	Relocation Cost	\$100,000	1495	Relocation Cost	\$100,000
	1470	Non Dwelling Structures	\$37,985	1470	Non Dwelling Structures	\$37,985
See	TX21-P003-014 Cramer	Interior/Exterior Modernization/ Site Improvements	\$400,000	TX21-P003-014 Cramer	Interior/Exterior Modernization/ Site Improvements	\$400,000
Annual	TX21-P003-020 Kathy White	Limited Interior/Exterior Modernization	\$650,000	TX21-P003-020 Kathy White	Limited Interior/Exterior Modernization	\$250,000
Statement	TX21-P003-024 Bean	Site Improvements/Fencing	\$43,408	TX21P003-012 Roosevelt	Interior /Exterior Modernization	\$272,793
	TX21-P003-029 Robinson	Limited Interior/Exterior Modernization	\$829,385	TX21-P003-029 Robinson	Limited Interior/Exterior Modernization	\$350,000
	TX21-P003-030A Martin Luther King	Limited Interior Modernization	\$550,000	TX21-P003-013C Valle Verde	Limited Interior Modernization	\$300,000
	TX21-P003-035 Pooley	Exterior Modernization/ Re-roofing	\$250,000	TX21-P003-023 Eisenhower	Limited Interior Modernization	\$650,000
	PHA WIDE APPLIANCE REPLACEMENT	Appliance Replacement stove/refrigerator	\$50,000	TX21-P003-018 Hilary Sandoval	Interior/Exterior Modernization/ Site Improvements	\$446,020
	TX21-P003-010 Salazar	Interior/Exterior Modernization / Site Improvements Relocation M & M Modernization	\$300,000	TX21-P003-30C Hart	Heating, Ventilation, and Air Conditioning	\$150,000
	TX21-P003-018 Hilary Sandoval	Interior/Exterior Modernization,Site Improvements	\$446,019	TX21-P003-032 Truman	Interior/Exterior Modernization/ Site Improvements	\$200,000
	TX21-P-003-001 Alamito	Limited Interior/Exterior Modernization	\$100,000	TX21-P003-001 Alamito	Limited Interior/Exterior Modernization	\$100,000
	TX21-P003-032 Truman	Interior/Exterior Modernization	\$200,000	PHA WIDE APPLIANCES	Stoves, Refrigerators	\$50,000
	PHA Wide Asbestos	Asbestos Abatement, Air Monitoring, Work Plan	\$50,000	TX21-P003-016 Leased Housing	Interior/Exterior Modernization/ Site	\$250,000
	TX21-P003-028 Gonzalez	Interior Modernization/Site Improvement/Fencing/Utility Improvements	\$200,000	TX21-P003-020- Tays	Exterior Building Improvements/Roofing	\$215,381
	TX21-P003-033 LB Johnson	Interior Modernization/Site Improvement/Fencing/M&M Building Modernzation	\$200,000	TX21-P003O-043 Scattered Sites	Interior/Exterior Modernization/ Site Improvements	\$200,000
	TX21-P003-019 Marmolejo	Exerior Modernization / Utility Improvements	\$165,381	PHA Wide Asbestos	Asbestos Abatement, Air Monitoring,	\$50,000
				TX21-P003O-031 Baird	Heating, Ventilation, and Air Conditioning	\$150,000
				TX21-P003-057 Scattered Sites	Interior/Exterior Modernization/ Site Improvements	\$10,000
				TX21-P003-038 Williams	Exterior Building Improvements/Roofing	\$40,000
				TX21-P003-036 Telles	Interior/Exterior Modernization/ Site Improvements	\$350,000
		<b>Total CFP Estimated Cost:</b>	<b>\$9,807,620</b>		<b>Total CFP Estimated Cost:</b>	<b>\$9,807,620</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2008 FFY Grant:TX21P00350108 PHA FY: 2008			Activities for Year: 2009 FFY Grant:TX21P00350109 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	1406	Operations	\$1,471,143	1406	Operations	\$1,471,143
	1408	Management Improvements	\$1,961,524	1408	Management Improvements	\$1,961,524
	1410	Administration	\$980,762	1410	Administration	\$980,762
	1430	Fees and Cost	\$272,013	1430	Fees and Cost	\$272,013
	1470	Non Dwelling Structure	\$37,985	1470	Non Dwelling Structure	\$37,985
	1475	Non Dwelling Equipment	\$550,000	1475	Non Dwelling Equipment	\$550,000
	1495	Relocation Cost	\$100,000	1495	Relocation Cost	\$100,000
See	TX21-P003-012 Roosevelt	Community Center/Site Improvements	\$350,000	TX21-P003-007 Sun Plaza	Community Hall/Exterior Site Improvements	\$250,000
Annual	TX21-P003-013C Valle Verde	Interior/Exterior Mods	\$450,000	TX21-P003-025 Alvarez	Interior/Exterior Mods, Site Improvements	\$294,899
Statement	TX21-P003-029 Robinson	Interior/Exterior Mods	\$773,913	TX21-P003-029 Robinson	Interior/Exterior Mods, Site Improvements	\$562,683
	TX21-P003-30A M.L. KING	Heating, Ventilation, and Air Conditioning	\$100,000	TX21-P003-040 Father Ochoa	Interior/Exterior Mods, Site Improvements	\$300,000
	TX21-P003-027 Webber	Community Center	\$194,899	TX21-P003-014 Cramer	Limited Interior/Exterior Modernization	\$400,000
	TX21-P003-043 Scattered Sites	Exterior Mod., Site Improvements	\$200,000	TX21-P003-038 Judson Williams	Community Hall/Exterior Site Improvements/Limited Interior Improvements	\$250,000
	TX21-P003-030 Tays	Exterior Mod., Site Improvements	\$200,000	TX21-P003-036 Telles	Site Improvements/Fencing	\$400,000
	TX21-P003-055 Scattered Sites	Exterior Mod., Site Improvements	\$200,000	PHA WIDE APPLIANCE REPLACEMENT	APPLIANCES; Refrigerators/Stoves	\$50,000
	TX21-P003-057 Scattered Sites	Exterior Mod., Site Improvements	\$200,000	TX21-P003-011 GUILLEN	Interior Painting/Exterior Modernization	\$100,000
	TX21-P003-023 Eisenhower	Interior/Exterior Mods	\$650,000	TX21-P003-019 Marmolejo	Site Improvements/Utility Improvements/Water lines	\$300,000
	TX21-P003-039B Graham	Interior/Exterior Mods	\$300,000	TX21-P003-023 Eisenhower	Interior/Exterior Mods, Site Improvements	\$400,000
	TX21-P003-019 Marmlejo	Site Improvements/Utility Improvements/Water lines	\$300,000	TX21-P003-033 Johnson	Exterior Modernization/Site Improvements	\$250,000
	TX21-P003-3016 Leased Housing	Exterior Mod., Site Improvements	\$265,381	TX21-P003-013C Valle Verde	Interior/Exterior Mods, Site Improvements	\$265,381
	PHA WIDE APPLIANCES	Refrigerators/Stove	\$50,000	TX21-P003-018 Hilary Sandoval	Heating, Ventilation, Air Conditioning	\$350,000
	PHA WIDE ASBESTOS	Asbestos Abatement, Air Monitoring, Work Plan	\$50,000	PHA WIDE ASBESTOS	Asbestos Abatement, Air Monitoring, Work Plan	\$50,000
				TX21P003-012 Roosevelt	Exterior Modernization/Site Improvements	\$211,230
		<b>Total CFP Estimated Cost:</b>	<b>\$9,807,620.00</b>		<b>Total CFP Estimated Cost:</b>	<b>\$9,807,620.00</b>

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:TX21-R003-50105				Federal FY of Grant: 2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimate Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Mod Used for Development. New Construction of detached/attached family dwelling units on scattered sites/Quadruplex	1499	8	535,865.00				Planning Stage

**Five-Year / Annual Plan 2005 PHA Agency Plan  
Comments and Recommendations from Planning Meetings with HACEP Residents  
and Council of Presidents and Local Public.**

1. **Comment:** Father Ochoa (Community) clotheslines, removed bathtub, leave only shower with slide door. Fix street bumps, dryers and washers on each unit, window blinds.

**HACEP Plan of Action or Response:**

The Community of Father Ochoa has Interior / Exterior Modernization planned for FY 2006. A physical needs assessment to be conducted for non-dwelling improvements, which will include washers and dryers.

2. **Comment:** L. B. Johnson (Antonio Maldonado) need lights, day care, dryers and washers, walls and basketball courts, lights in bathrooms and living room.

**HACEP Plan of Action or Response:**

A lighting assessment needs to be conducted. Interior / Exterior Modernization is planned for FY 2006. Non-dwelling Improvements to include washer / dryer facilities will be reviewed for the most feasible location.

3. **Comment:** Tays (Erika Z. Rivera) Fix complex units, more security.

**HACEP Plan of Action or Response:**

Tays Community has Interior / Exterior Modernization planned for year FY 2005 thru CFP 504. A lighting assessment needs to be conducted.

4. **Comment:** Robinson ( Rocio Lopez) I would like to be more secure.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in community “Neighborhood Watch” programs. PHA Wide Site Improvements are planned for year 2006 for area lighting, landscaping, curb appeal to reduce vandalism, graffiti or other act of crime.

5. **Comment:** Cramer # 76 ( Elvira Colmenero) need range hood to be installed, and fix a big hole in the grass, it is dangerous for our small children.

**HACEP Plan of Action or Response:**

The community of Cramer has Exterior / Interior Modernization planned for FY 2006. A physical needs assessment would be conducted for site improvements. Corrective action has been completed with using Force Account staff funded thru CFP 505.

6. **Comment:** Cramer # 74 (Irma Felix ) Urgent to fix a water hole, it is dangerous for small children, playground, name of complex, paint, street sign, street bumps.

**HACEP Plan of Action or Response:**

Corrective action has been completed using Force Account staff funded thru CFP 505. A physical needs assessment will be conducted for recreational facilities. HACEP will continue to encourage all tenants to participate in the community resident councils to create recreational activities for our children. HACEP will review the historical data and research what procedures were taken to provide a name for the community. Interior/Exterior Modernization is planned for FY 2006. A physical needs assessment must be conducted to review the streets, which belong to the City.

7. **Comment:** Graham Telles (Fernando Ortega) The community needs more lights, electric outlets to install dryer. Need new cabinets, new floor tile and most all need fences in each house.

**HACEP Plan of Action or Response:**

The Community of Telles has Exterior Modernization planned for FY 2006. PHA Wide Site Improvements is planned for Year 2006. A feasibility assessment must be conducted for dryer hookups. The community of Graham has Interior Modernization for 63 units to include new kitchen cabinets in the FY 2006. A physical needs assessment must be conducted to evaluate / analysis the division of yards.

8. **Comment:** Graham Telles ( Alicia Ortega) The community needs doors screens, hookups for dryers. Need kitchen cabinets, floors, and division of back yards.

**HACEP Plan of Action or Response:**

The Community of Telles has Exterior Modernization planned for year 2006 to include exterior doors security screen doors, windows. A physical needs assessment must be conducted to evaluate 220 volts outlets for dryers. The community of Graham has Interior Modernization for 63 units to include new kitchen cabinets in the FY 2006. A physical needs assessment must be conducted to evaluate / analysis the division of yards.

9. **Comment:** L.B. Johnson (Antonio Maldonado) needs a place for the Resident Council have their private meetings for planning the activities for future in the community. We also need a Gymnasium for men and women, especially our children. We need walls and showers built in.

**HACEP Plan of Action or Response:**

The community of Johnson has non-dwelling Improvements planned for year 2006. A feasibility assessment must be conducted for construction of a gymnasium.

10. **Comment:** Kennedy Brothers (Susana Petersen) security, ground keepers, picnic tables, cook grills on each park spaces, 15 speed limit signs, paint.

**HACEP Plan of Action or Response:**

A feasibility assessment must be conducted for cooking grills, and picnic tables. HACEP encourages all tenants to participate in the "Neighborhood Watch" program to understand crime prevention. PHA Wide Site Improvements are planned for FY 2005 – 2006. Preventive maintenance problems are underway agency wide.

11. **Comment:** Kennedy Brothers (Maria S. Alvarado) security, maintenance to the community, slower traffic.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the "Neighborhood Watch" programs. Existing street will be evaluated for speed zones.

12. **Comment:** Eisenhower (Alejandra Hernandez) visitors to respect tenant's parking spaces, more security, maintain complex clean, new kitchen cabinets, and furnaces.

**HACEP Plan of Action or Response:**

Needs Assessment on parking. Furnaces are currently being installed thru CFP 504. Interior/Exterior Modernization are being planned for the year 2006.

13. **Comment:** Eisenhower (Gabriela A. Hernandez) maintain park areas clean.

**HACEP Plan of Action or Response:**

On going routine maintenance. Needs assessment required for more picnic tables, and landscaping.

14. **Comment:** Eisenhower (Consuelo Ramirez) Interior/Exterior painting, new doors, kitchen cabinets, range hoods, a different floor material, playground.

**HACEP Plan of Action or Response:**

Exterior Painting of dwellings is in progress. Interior/Exterior Modernization scheduled for year 2006.

15. **Comment:** Eisenhower (Claudia Herrera) needs windows, floor, plumbing, painting, playground.

**HACEP Plan of Action or Response:**

Interior Modernization is schedule for year 2006.

16. **Comment:** Eisenhower (Teresa Navarro) needs more lights, interior / exterior painting and modernization, security.

**HACEP Plan of Action or Response:**

Needs assessment shall be conducted to increase area lighting. Interior Modernization is scheduled for year 2006. Exterior painting is in progress.

17. **Comments:** Eisenhower (Bertha Navarro) she liked the way the 2005 Annual / 5 year plans were explained. Also, do we have to give 2 hours of community service. Needs more security.

**HACEP Plan of Action or Response:**

Community clean up is requested in voluntary basis. HACEP shall continue to fund Security Activities. All residents age 18 through 62 must comply with 8 hours a month of community service. This regulation was implemented on October 01, 2003 a flyer was send to the resident with their rent statement regarding this requirement, managers also held meetings at each community to inform resident of this regulation another way that residents are kept informed is through our monthly newsletters. Residents e inform of the types of volunteer work that qualify as community service/ self sufficiency participation.

18. **Comment:** Eisenhower (Lorena Navarro) need range hoods, floors, windows, painting, and more landscaping.

**HACEP Plan of Action or Response:**

Interior Modernization is scheduled for year 2006. HACEP shall continue to fund security activities.

19. **Comments:** Eisenhower (Rosa Sanchez) needs playground, floors, painting, kitchen cabinets.

**HACEP Plan of Action or Response:**

A needs assessment will be required and for recreational facilities. Interior Modernization is scheduled for year 2006.

20. **Comments:** Scattered Sites (Maria D. Ramirez) would like to see Exterior/Interior Modernization. Need new roof, kitchen cabinets, windows.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is scheduled for year 2007.

21. **Comment:** Eisenhower (Juana Tarazon) needs interior / exterior painting, range hoods, kitchen cabinets, doors, floor, and playground.

**HACEP Plan of Action or Response:**

Interior Modernization is scheduled for 2006. Maintenance shall continue to perform preventive maintenance repairs.

22. **Comment:** Eisenhower (Maria Lourdes Garcia) kitchen cabinets, range hood.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for year 2007 – 2008.

23. **Comment:** Eisenhower (Veronica Rosales) new floors.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for year 2007 – 2008.

24. **Comment:** Eisenhower (Martha Salas) maintenance should finish their job, when they are supposed to.

**HACEP Plan of Action or Response:**

Maintenance Department has been informed. Maintenance will continue promoting prompt service, and quality workmanship.

25. **Comment:** Eisenhower (Rita Aguayo) screens, air vents, more security.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for year 2007 – 2008. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs to learn and educate other on preventive crime.

26. **Comment:** Eisenhower (Yolanda Torres) new floors, kitchen cabinets, grass seeds, and more security.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for year 2007 – 2008. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs to learn and educate other on preventive crime. Maintenance has been informed of request for grass seed.

27. **Comment:** Eisenhower (Aponia Diaz) Security Iron in her unit, and more security.

**HACEP Plan of Action or Response:**

A physical needs assessment must be conducted for window security bars. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs to learn and educate other on preventive crime.

28. **Comment:** Eisenhower (Adela Gonzalez) more security.

**HACEP Plan of Action or Response:**

An assessment will be conducted to promote tenant involvement. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs to learn and educate other on preventive crime.

29. **Comment:** Eisenhower (Bodine Philp) playgrounds for our kids and swings for our small kids.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for 2005 –2006. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs to learn and educate other on preventive crime.

30. **Comment:** Eisenhower (Carmelo Alvarado) paint bedrooms, bathrooms, new floors, windows, screen doors, backyard.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for FY 2007 – 2008.

31. **Comment:** Tays (Carla Rodriguez) lighting, security, windows lock more secure.

**HACEP Plan of Action or Response:**

A lighting assessment needs to be conducted for appropriate area lighting. Locking devices for windows will be brought up to Maintenance Department to investigate and make recommendations / correction action. Maintenance Response: Window locks have been fixed.

32. **Comment:** Guillen (Maria Camacho Diaz) requested to be transfer to another unit, due to health condition.

**HACEP Plan of Action or Response:**

Recommendation has been forwarded to Eligibility and Management to review clients file/and proceed with recommendation if valid. Management response: Client is on transfer routing list.

33. **Comment:** Chelsea (Maria Borchert) Elevators need to be serviced often. Requested exercise equipment.

**HACEP Plan of Action or Response:**

An elevator survey needs to be conducted service will continue to be provided to existing elevators. There is exercise equipment. HACEP is searching for funding for exercise programs.

34. **Comment:** Cramer Apt. 74 (Irma Felix) need to have an emergency telephone contact number.

**HACEP Plan of Action or Response:**

The Management Maintenance offices under modernization. The temporary office is located within the complex in a office trailer. Management has sent out notices to inform new residents of location.

Management has sent out notices and emergency numbers are on refrigerators in units.

35. **Comment:** Tays (Ramona Bernal) Manager is always rude, in the manner that they can treat you the way they want to. That's not right.

**HACEP Plan of Action or Response:**

Management staff have been trained several times on inter communication and customer service skills. HACEP will keep reminding them to follow training regarding customer service.

36. **Comment:** Cramer # 144 ( Norma Estupinar) Requesting for HACEP to provide more chairs, tables, for their meetings.

**HACEP Plan of Action or Response:**

The Department of Community Services has contacted maintenance and requested toilette paper and hand soap for the bathrooms, has sent furniture for the Resident Association office and tables for the Hall.

37. **Comment:** M.L. King (Maria Ruiz) Lighting parking lot area.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005-2006. M.L. King Interior & Exterior Modernization is planned for year 2006.

38. **Comment:** M.L. King # 141 (Maurissa Macias) new playground, windows, iron rods around windows, Laundromat, inspect apartments for asbestos, new doors, also air doesn't come in, better lights outdoors, new roofs, better lock on doors and security. Possibly rebuild apartments, they are too old.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. A lighting assessment will be conducted to expedite area lightning improvements .

39. **Comment:** M.L. King (Gonzalo Vasquez) More security, windows, doors, lighting, cabinets, commodes, the name of complex, paint, playground.

**HACEP Pla of Action or Response:**

A lightning assessment will be conducted to increase area lighting for security. Interior / Exterior modernization is planned for FY 2006-2007.

40. **Comment:** M.L. King (Nancy Wong) We would like to have a better playground, security, paint, windows.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005. Interior / Exterior Modernization are planned for FY 2006-2007.

41. **Comment:** M.L. King (Silvia Torres) Security, lighting, side walks for handicap, playground.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005- 2006. A lighting assessment be conducted to be address light issues and increase security.

42. **Comment:** M.L. King (Brisa E.. Rivera) security, doors, windows.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006. Area lighting assessment will be addressed to improve lighting. Interior / Exterior Modernization is planned for FY 2006-2007, which will address entrance doors, windows.

43. **Comment:** M.L. King ( Basilia Morales) Name of complex, lighting, security, windows, doors, roofs, playground, ramps for bridge.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006. M.L. King Site Improvements are in the planning stages, currently funded thru CFP 504. To address walk ways & doors, drainage channel.

44. **Comment:** M.L. King (Maria Wagner) Maintenance to do their job, take their time to come & finish the job. Clothes lines are falling, handicap side walks, lighting in parking lot area, paint, window locks, security, doors, weather stripping.

**HACEP Plan of Action or Response:**

HACEP Maintenance Department continue to promote quality workmanship in a timely manner. Interior / Exterior Modernization is planned for FY 2006.

45. **Comment:** M.L. King ( Maria V. Carrillo) need windows, new roofs, playground, paint, cabinets, sign for ramp.

**HACEP Plan of Action or Response:**

Windows assessment needs to be conducted. Interior / Exterior Modernization is planned for FY 2006-2007. PHA Wide Site Improvements are planned in FY 2005-2006. Roofing Improvements are planned 2005 – 2006.

46. **Comment:** M.L. King ( Leovigilda Garcia) name of complex, stoves, cabinets, paint, windows, doors, playground, security, lights, handicap sidewalks, new roofs, iron gates around the complex.

**HACEP Plan of Action or Response:**

M.L. King Site Improvements is planned for FY 2005-2006. A lighting assessment will be conducted. Roofing Improvements are planned for FY 2005-2006. PHA Wide Site Improvements are planned for FY 2006-2007.

47. **Comment:** M.L. King (Guadalupe Galindo) name of complex, security, handicap sidewalks, playground, windows, iron gates around the complex.

**HACEP Plan of Action or Response:**

PHA wide site improvements are planned for FY 2005- 2006. A lighting assessment be conducted to address light issues and increase security.

48. **Comment:** M.L. King (Carolina Hurtado) light on parking lot, roads, sidewalks, cabinets.

**HACEP Plan of Action or Response:**

M.L. King Site Improvements are planned for FY 2005-2006. A lighting assessment will be conducted. Roofing Improvements are planned for FY 2005-2006. PHA Wide Site Improvements are planned for FY 2006-2007.

49. **Comment:** M.L. King (Josie Gonzalez) need more playgrounds.

**HACEP Plan of Action or Response:**

PHA wide site improvements are planned for FY 2005- 2006.

50. **Comment:** M.L. King (Valentin Gonzalez) Playground.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005- 2006.

51. **Comment:** M.L. King (Brisa K. Aguilera) Need to fix playground, lights, interior and exterior of complex, stoves, refrigerators, kitchen cabinets, landscaping.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006.

52. **Comment:** M.L. King (Elvira Arredondo) need playground, doors with good security, doors, new roofs, cabinets, clothes lines, handy cap ramps throughout the complexes.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006. Increase security.

53. **Comment:** M.L. King (Isabel Donoso) Need to fix windows, playground.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006

54. **Comment:** M.L. King (Martha G. Ortiz) need new playground, full of sticker weeds throughout the playground area, new clothes lines.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for the FY 2005- 2006.

55. **Comment:** M.L. King (Nora Rodriguez) name of complex, security fence, roofs, paint, cabinets, stoves, better windows, doors, new playground, better tile, clean the ditch.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006. Increase security. Interior/Exterior Modernization is scheduled for FY 2006.

56. **Comment:** M.L. King (Irene G. Castillo) new playground, screen doors, screen windows, more lights, roofing, ramps for handicap, more youth programs in the community.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements are planned for FY 2005-2006. Resident Relations has been informed of request.

57. **Comment:** M.L. King (Estela Hernandez) more lights, playground, roofs.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005-2006.

58. **Comment:** M.L. King (Enrique Diaz) fix streets, paint side walks.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005-2006.

59. **Comment:** M.L. King (Anita R. Garcia) more lights in the parking lots, need new roofs, playground. Better maintenance.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005 – 2006. HACEP Maintenance Department continues to promote quality workmanship in a timely manner.

60. **Comment:** M.L. King (Celestino Carbajal) No comment, everything is Ok.

**HACEP Plan of Action or Response:**

No response required.

61. **Comment:** M.L. King (Jose F. Diaz) Gate, green grass.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005 – 2006.

62. **Comment:** M.L. King (Teresa De La Hoya) Clothes lines, playground, new roofs, lights, complex's name, better maintenance.

**HACEP Plan of Action or Response:**

PHA Wide Site Improvements is planned for FY 2005 – 2006. HACEP Maintenance Department continue to promote quality workmanship in a timely manner.

63. **Comment:** M.L. King ( Jesus Gonzalez) Playground, new grounds, roofs, paint, security window screens, security door screens, better lights on parking lot, Complex sign, iron gates, ramp over ditch, security guards to come over more often.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is scheduled for FY 2006, Site Improvements are in progress, addressing complex signs, ramps, drainage canal. A lighting survey is required and increase security.

64. **Comment:** M. L. King ( Lupe “Loops” Licerio) we need the clothes lines fix, new roofs, handicap sidewalks, paint, the clomplex sign with address, new playground, cabinets, security, ramp on the ditch, laundromat.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is scheduled for FY 2006. Site Improvements are in progress. A physical needs assessment is required for a laundromat facility.

65. **Comment:** M.L. King (Luz Elena Miranda) lights in parking lot area, more security.

**HACEP Plan of Action or Response:**

A lighting Survey is required. HACEP shall continue to fund security activities thru out HACEP Complexes.

66. **Comment:** M.L. King (Jesus Resendez) complex needs lights in the parking lot area, clothes lines, playground, security, stoves, refrigerators, ramp over ditch, maintenance to provide quality work.

**HACEP Plan of Action or Response:**

A lighting Survey is required. Site Improvements scheduled for FY 2006 and increase security.

70. **Comment:** M.L. King (Cassandra Esqueda) new cabinets, new playground.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

71. **Comment:** M.L. King (Ofelia Teran) paint, doors, windows, playground, roofs, handicap ramps, lights.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

72. **Comment:** M.L. King (Maria Bautista) handicap sidewalks, roofs, cabinets, fridges.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

73. **Comment:** M.L. King (Veronica Silos) roofs, doors, paint, playground, windows, lights, security, iron bars.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

74. **Comment:** M.L. King ( Lucas Ortiz) fix park, weeds with stickers, playgrounds, roofs, stoves, cabinets.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

75. **Comment:** M.L. King (Irma Robledo) kitchen cabinets, doors, playground, stoves, refrigerators, sinks.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

76. **Comment:** M.L. King (Judith Rodriguez) Fix playground, new doors, paint, new windows, fridges, lights, parking complex sign, roofs, bathtubs, more community programs.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006.

77. **Comment:** M.L. King (Lilly Martinez) new playground, security.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for FY 2006 – 2007. PHA Wide Site Improvements are planned for FY 2005- 2006. Increase more security.

78. **Comment:** Sandoval (Manager) new playground equipment, iron gates with rocks, landscape, playground with basketball courts, fence with gate, rails on all apartments, remodel recreation hall, day care, brick dividers between apartments, windows, screens, chain link fences, new gates backyard, fix roof throughout the complex.

**HACEP Plan of Action or Response:**

Site Improvements for Sandoval is in year 2006. A lighting assessment is required for more lighting, roofing is in progress and scheduled for 2006. A physical needs assessment will be required for recreational facilities.

79. **Comment:** Jackie Robinson (Amparo Gutierrez) clean roofs inside and outside due to a lot of pigeons that carry tiny insects and they travel all over the complex, mattresses, beds, covers, etc. Need landscaping, water heaters are not working properly, needs to be replaced, need to stop vandalism.

**HACEP Plan of Action or Response:**

PHA Wide Roofing Improvements are planned for year 2005 – 2006. HACEP encourage all tenants to participate in the tenants “Neighborhood Watch” program meetings to learn and educate tenants on a safe community. Site Improvements are planned for year 2005 – 2006.

80. **Comment:** Jackie Robinson (Claudia Lopez) security, to implement policies to any resident having a party and their visitors, to be responsible of their actions and or damages to third parties and or property. My car was wreck by one visitor while my car was parked, and no action was taken. I will appreciate if management will look into this matter and take action.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs. Issue has been forwarded to Management.

81. **Comment:** Jackie Robinson (Gloria Napoles) lights, security fences, side walks.

**HACEP Plan of Action or Response:**

A lighting assessment must be conducted. PHA Wide Site Improvements are planned for year 2005 –2006.

82. **Comment:** Jackie Robinson (Cruz R. Cenicerros) Need a playground, lights.

**HACEP Plan of Action or Response:**

A lighting assessment must be conducted. PHA Wide Site Improvements are planned for year 2005 –2006.

83. **Comment:** Jackie Robinson ( Juana Mora) Need lights, playgrounds.

**HACEP Plan of Action or Response:**

A lighting assessment must be conducted. PHA Wide Site Improvements are planned for year 2005 –2006.

84. **Comment:** Jackie Robinson (Angelina Ibarra) Windows, furnace, lights, kitchen cabinets need to be replaced.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement is planned for year 2005 – 2006. Furnace replacement is scheduled under CFP 506 for year 2005 – 2006. Interior modernization is planned for year 2006 – 2007.

85. **Comment:** Jackie Robinson (Sandra Muniz) need to replace floors, kitchen cabinets, paint, landscaping.

**HACEP Plan of Action or Response:**

Interior / Exterior Modernization is planned for year 2006. PHA Wide Site Improvements.

86. **Comment:** Jackie Robinson (Guadalupe Lopez) Security Guard Shack.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. The community of Robinson is planned to receive Site Improvements funding during the year 2005 – 2006.

87. **Comment:** Jackie Robinson (Silverio Carrillo) need new windows, furnace, playgrounds, security, lights, new lavatory.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Furnace replacement is scheduled for 2005 –2006 under CFP 506. Interior Modernization is planned for year 2006 – 2007.

88. **Comment:** Jackie Robinson (Maria B. Carrillo) need new windows, furnace, playgrounds, security, lights, new lavatory.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Furnace replacement is scheduled for 2005 –2006 under CFP 506. Interior Modernization is planned for year 2006 – 2007.

89. **Comment:** Jackie Robinson ( Azucena Valtierra) new floors, kitchen cabinets, paint, windows, landscaping.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Furnace replacement is scheduled for 2005 –2006 under CFP 506. Interior Modernization is planned for year 2006 – 2007.

90. **Comment:** Jackie Robinson ( Susana Parra) new floors, paint.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Furnace replacement is scheduled for 2005 –2006 under CFP 506. Interior Modernization is planned for year 2006 – 2007.

91. **Comment:** Jackie Robinson (Maria Irene Gomez) new windows, doors, kitchen cabinets, air ducts are dirty, kitchen walls are cracked.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Interior Modernization is planned for year 2006 – 2007.

92. **Comment:** Jackie Robinson (Ellenith Angeles) new floors, kitchen cabinets.

**HACEP Plan of Action or Response:**

Interior Modernization is planned for year 2006 – 2007.

93. **Comment:** Jackie Robinson (Mesa Directiva) security lights, landscape, paint, clean ducts, division of back yards, kitchen cabinets, floors, clothes lines, playground, doors, windows.

**HACEP Plan of Action or Response:**

Exterior Modernization to include window replacement, is planned for year 2005 –2006. Furnace replacement is scheduled for 2005 –2006 under CFP 506. Interior Modernization is planned for year 2006 – 2007.

94. **Comment:** Jackie Robinson (Raul Lopez Vasquez) need new floors, security.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. The community of Robinson is planned to receive Site Improvements funding during the year 2005 – 2006.

95. **Comment:** Baines (Irma Molinar) possible to make Chelsea Apartments just like Baines Community. Install dryer and washer hookups, this will help the elderly residents.

**HACEP Plan of Action or Response:**

Chelsea Community is an elderly site with a High Rise Building and one story cottage units surrounding it. Management has been informed to discuss transfer with client.

96. **Comment:** Gonzalez Complex (Erika Molina, President) in petition of the residents of Gonzalez community, we are in the need of a Community Center, speed bumps, more security.

**HACEP Plan of Action or Response:**

A physical needs assessment must be done for aforementioned request. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community.

97. **Comment:** Kennedy Estates ( Carmen Melchor) door screens, lights, security, a hall to have our community meetings.

**HACEP Plan of Action or Response:**

A physical assessment must be conducted for security area, lighting and security screen doors.

98. **Comment:** Kennedy Estates (Maria E. Pacheco) more security.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. HACEP continues to fund community patrolling, and is planning other alternatives to meet the security needs of this community.

99. **Comment:** M.L. King (Veronica Silos) lights, security, drainage, screens for doors and throughout the complex.

**HACEP Plan of Action or Response:**

A lighting assessment must be conducted. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. Interior / Exterior Modernization is planned for FY 2006 – 2007.

100. **Comment:** Kennedy Estates (Maria Lopez) doors screens, security, hall for meetings, lights.

**HACEP Plan of Action or Response:**

A physical needs assessment must be conducted for security screen doors. HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. Kennedy Estates is next to Kennedy Brothers All Multi-Purpose Community Center. A lighting assessment must be conducted.

101. **Comment:** Kennedy Estates (Manuel Lopez) playground, recreational areas to play soccer.

**HACEP Plan of Action or Response:**

A needs assessment must be conducted for recreational facilities, and site improvements.

102. **Comment:** Kennedy Brothers (Mario Caudillo) increase security, lights, more recreational and educational programs for our children and adults.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. A lighting assessment must be conducted. Recreational and Educational programs are active. Community Services Department has been informed of request.

103. **Comment:** Kennedy Brothers (Teresa Caudillo) more security, lights,

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the “Neighborhood Watch” programs meetings to learn and promote a safe community. A lighting

assessment must be conducted. Recreational and Educational programs are active. Community Services Department has been informed of request.

104. **Comment:** Webber (Petra Rubalcava) security patrolling, community center, landscape, stoves, weed stickers. Lights throughout the complex, specially at the Whittier Street.

**HACEP Plan of Action or Response:**

HACEP is currently reviewing its ours of operation for HACEP police officers. PHA Site Improvements are planned for FY 2005 – 2006. A lighting assessment must be conducted. The street “Whittier” is a public street. The City of El Paso has been contracted of the lighting issue.

105. **Comment:** 851 Montera –Seccion 8 (57021) (Maria G. Robles) new refrigerator, fence, bathroom water faucets leak. I report it but no action has been taken.

**HACEP Plan of Action or Response:**

Maintenance has been informed to inspect refrigerator. A lighting assessment must be conducted.

106. **Comment:** Alamito (Margarita Coss) more security, doors and windows are in poor condition, kitchen cabinets, roofs, floors, drainage bad smell, playground.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006-2007. PHA Wide roofing is currently in progress funded in the CFP 505. Drainage smell issues have been forwarded to Planning and Development for immediate corrective action.

107. **Comment:** Alamito (Blanca Perez) better the security, maintenance doors, windows, cabinets, lights on the streets.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006 – 2007. A lighting assessment will be conducted to address area lighting for increase security.

108. **Comment:** Alamito (Maria Isabel Arreola) new air conditioners, bathtubs, refrigerators, playground, parking, windows, and drainage bad smell.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006- 2007. PHA Wide Site Improvements are in FY 2006 – 2007 addressing area lighting, fencing, landscaping, for sense of security.

109. **Comment:** Alamito (Manuela Aldaco) need to fix drainage, change windows.
- HACEP Plan of Action or Response:**  
 Limited Interior / Exterior Modernization is planned for FY 2006-2007. Drainage concerns are being studied by HACEP Planning & Development Staff.
110. **Comment:** Alamito (Jose Francisco Diaz) need paint, check out bathrooms.
- HACEP Plan of Action or Response:** Interior Painting is planned for FY 2008 – 2009 under Interior / Exterior Modernization.
111. **Comment:** Sun Plaza ( Luciano Betancourt) needs to give maintenance to the 2 elevators that are not working properly. More security.
- HACEP Plan of Action or Response:**  
 Limited Interior / Exterior Building Improvements are planned for FY 2009. HACEP is currently reviewing the hours of duty for security police officers.
112. **Comment:** Sun Plaza (Maria Teresa Mercer)) need to give maintenance to the 2 elevators that are not working properly. More security.
- HACEP Plan of Action or Response:**  
 Limited Interior / Exterior Building Improvements are planned for FY 2009. HACEP is currently reviewing the hours of duty for security police officers.
113. **Comment:** Alamito (Manuela Gallardo) need to check out doors, windows, air comes in and same in summer, air goes out. Air conditioner makes a lot of noise.
- HACEP Plan of Action or Response:**  
 Limited Interior / Exterior Modernization is planned for FY 2006 – 2007. Weatherization of doors and windows will be addressed thru a Weatherization Survey and Energy Audit.
114. **Comment:** Pooley (Carolina Duarte) Security, Security Guard Shack
- HACEP Plan of Action or Response:**  
 PHA Wide Site Improvements are planned for FY 2005- 2006 addressing lighting, fencing, landscaping, which are part of the security improvements being addressed.
115. **Comment:** Alamito (Soledad Morales) Fix windows, cabinets, closets, paint, air conditioners and heaters.
- HACEP Plan of Action or Response:**  
 Limited Interior / Exterior Modernization is planned for FY 2006 – 2007.

116. **Comment:** Alamito ( Francisco Ramirez) bathroom window, shower faucet, floor in bathroom, screen doors damaged, doors. More security.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006 – 2007. HACEP will continue to support “Neighborhood Watch” programs, security and peace of mind. A lighting assessment will be conducted for area lighting.

117. **Comment:** Alamito (Hermelinda Salas) new windows, new furnaces.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006 – 2007.

118. **Comment:** Alamito (Blanca E. Vargas) More security, check out drainage.

**HACEP Plan of Action or Response:**

HACEP will continue to encourage tenants thru its resident council to participate in the “Neighborhood Watch” programs. Limited Interior / Exterior Modernization is planned for FY 2006 – 2007.

119. **Comment:** Alamito (Jose Duran) replace screen doors, bathroom windows, air conditions, heaters , fix washers and dryers in the Laundromat room.

**HACEP Plan of Action or Response:**

Limited Interior / Exterior Modernization is planned for FY 2006 – 2007.

120. **Comment:** Alamito ( Cleotilde Garcia) More security.

**HACEP Plan of Action or Response:**

HACEP will continue to encourage all tenants to participate in the “Neighborhood Watch” programs. PHA Wide Site Improvements are planned for FY 2005 – 2006 for lighting, fencing, landscaping, addressing security issues.

121. **Comment:** Alamito (Lidia Rivera) More Security.

**HACEP Plan of Action or Response:**

HACEP will continue to encourage all tenants to participate in the “Neighborhood Watch” programs. PHA Wide Site Improvements are planned for FY 2005 – 2006 for lighting, fencing, landscaping, and addressing security issues.

122. **Comment:** Tays (Nicolas Alva) keep grounds and street clean.

**HACEP Plan of Action or Response:**

HACEP encourages all tenants to participate in the resident council in their community, or start a block captain for community pride/clean ups.

123. **Comment:** Commissioner Valverde – requested funds to be distributed evenly throughout the HACEP Complexes.

**HACEP Plan of Action or Response:**

The proposed HACEP Annual Plan / 5 Year Action Plan addresses the needs of each community based on needs assessments, replacement dates, and modernization needs, as well as resident comments and suggestions.

124. **Comment:** Chairman Escobar – Does this plan address the concerns of these residents with respect to security?

**HACEP Plan of Action or Response:**

Security, Crime Prevention Programs/Patrolling of all HACEP Communities is funded from CFP 503, CFP 504, CFP 505, and is on the proposed FY 05 PHA Plan.

125. **Comment:** Chairman Escobar – request to have a Laundromat at each HACEP Community to be used by the residents or have washer/dryer hook-ups. Has this issued been included under this plan? Do we have a budget for this?

**HACEP Plan of Action or Response:**

77% of HACEP unit inventory have washer hook-ups inside the unit. The other 23% of HACEP units have washer and dryer Laundromat type facilities within the building or complex. An evaluation will be conducted at each community to assess the feasibility of placing Laundromat Facilities at those complexes that do not have them.



## Housing Authority of the City of El Paso

### Substantial Deviation – Significant Amendment or Modification

Until final issuance of HUD Guidelines, the following statement is pursuant to 24 CFR, Part 903, Public Housing Agency Plans, Final rule, Section 903.7, (r) Additional Information To Be Provided. The criteria for “a substantial deviation from the 5-Year Plan” and “a significant amendment or modification to the 5-Year Plan and Annual Plan” includes but is not limited to the following:

- 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;
- 50% variance in the funds projected in the Capital Fund Program Annual Statement or 5 – Year Action Plan;
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;  
Additions of non-emergency work items of developments not included in the latest Board of Commissioners approved Physical Needs Assessment (items not included in the current Annual Statement or 5-Year Action Plan);
- Any change in a policy or procedure that requires a regulatory 30-day posting;
- Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan.

## ACCOMPLISHMENTS

Congress passed the 1998 Quality Housing and Responsibility Act (Reform Act) (Public Law 105-276, 112 Statute 2461 and the President signed it into law on October 21, 1998. The Reform Act mandates many changes in the current housing law, including a new Five-Year Agency and Annual Plan, emphasis on greater autonomy and economic independence for housing authorities, homeownership for public housing residents and moderate and low-income families, and many related amendments.

The United States Department of Housing Management Assessment Program (PHMAP) was responsible for assessing the performance of Housing Authorities. For the past seven years, HACEP was rated and designated with a High Performance status. On September 1998, HUD published a Final Rule changing the rating system used to assess the performance of Housing Authorities to the Public Housing Assessment System (PHAS). Under PHAS, the HACEP has also maintained a High Performer status. The Authority received a High Performer Status with a score of **97** percent for the fiscal year 2004.

### **TECHNICAL SERVICES**

J.C. Machuca – Site Improvements, Landscaping.

PHA Wide – Evaporative Cooler Replacement.

Sherman Plaza- The interior and exterior modernization of 180 units Phase III & Phase IV

Hilary Sandoval- Install steel railing & Hand rails.

Rubin Heights - Construction of ten single-family homes.

CADC office - Construction of the Wellness Center .

Chelsea High-Rise - Replacement of the cooling tower and the addition of domestic water booster pumps.

Father Pinto High-Rise - Re-roofing

Roosevelt and Sandoval Complex - Remodeling of three fire-damaged units.

Hope VI Alamito – Conceptual drawing & renderings

Clardy Fox / Julian Telles - Conceptual drawings & renderings

CADC- Landscaping

Machuca- Wall Railing

CADC- Air Handler Modifications

MHMR- A/C Retrofit

La Fe Clinic- A/C/Furnace

Sandoval Transformer Cabling Replacement

Evaporative cooler automatic drain

Field Surveys for in-house Energy Audit

Scopes/Estimates for Pooley and Chelsea Fire Alarm Panel Upgrades

Scopes/estimates for Fr. Pinto (hydronic system) and Pooley (domestic water ) Piping Retrofits

Remodels Fire Damaged Units - Baird #54, Roosevelt #50, Rio Grande #63, Sandoval #115

Water Damaged units (Remodeled) - Kathy White #13,18, Martin Luther King #87, Machuca #17,19,20,21, 53, L.B. Johnson #75, Eisenhower (Various units), Villa Alegre – C-28

Completion of A/E design - Sandoval Roof, Martin Luther king French Drain Project Building #29,

Baines Quadruplexes, Henderson Sewer preliminary design.

## **MAINTENANCE DEPARTMENT**

Achieved an outstanding score of 28 out of 30 possible points for REAC inspections in 2004.

Implementation of the new Work Order System.

Successfully completed the summer youth program. The program was intended to reach out to selected group of youths from HACEP population and provide them with real life experience HACEP maintenance business while providing them with the opportunity to earn an income during the summer season. Sidewalk repairs throughout the HACEP properties.

## **PUBLIC HOUSING**

Implementation of TASS online SS/SSI verification.

Management Trainings

Public Housing Accomplishments for 1 and 5 year Plan:

Public Housing Departmental Accomplishments:

Implementation of online UIV (Up front Income Verification)

Public Housing Management Changes

Expansion of Security Officer Pool

Expansion of Boys and Girls Club program

Updating of Public Housing Administrative Plan

Updating of Section 8 New Construction Administrative Plan.

## **SECTION 8 DEPARTMENT**

Zero Findings on 2<sup>nd</sup> HUD RIM Review conducted in April 2004

Remained a High Performing Housing Authority with a SEMAP Score of 96% for Fiscal Year 6/30/04.

Surpassed the 5,000 Voucher mark for allocated Housing Choice Voucher Program.

Closed on 19<sup>th</sup> purchase on the Section 8 Home Ownership Option and counting

Award Enhanced Vouchers for Pre-Pay or Opt Outs on Trans-Mountain Apartment, Lilac Gardens, Mount Franklin Apartments by HUD office for a total of 306 additional Vouchers.

## **COMMUNITY SERVICES DEPARTMENT**

Establishment of Partnerships to provide services to residents:

West Texas Parks Outdoors Educational Camp: Summer recreational activities for HACEP youth

University of Texas at El Paso - Scholarships and youth educational programs

El Paso Community College - Classes to promote self sufficiency on residents El Paso Independent

School District- Tutorial and youth programs

Ysleta Independent School District - Tutorial and youth programs

Abundant Faith Living Center - Donations, special programs and assistance to residents

Operation Noel - Coats for kids Project – winter jackets for HACEP children

Health Agencies - Health screenings during the three health fairs held during the year as well as on-going health screenings and presentations throughout the HACEP communities Complexes.

Boys Scouts- Youth leadership programs for HACEP residents throughout the different complexes  
Girls Scouts- Youth leadership programs for HACEP residents throughout the different complexes  
Community Solutions- Youth leadership opportunities  
Area Agency on Aging/SALSA Program (Successful Aging through Long Term Strategic Alliances)-  
Coordination of special activities in the community involving elderly residents, such as “Neighbors Helping Neighbors” presentations offered throughout the elderly complexes.  
El Paso Police Department –Elderly and Domestic Abuse Prevention Unit offered presentations throughout the elderly complexes.  
Leadership Classes were offered to the Resident Association and Volunteer Group Members.  
Health and Wellness component- Tai Chi classes and wellness classes were offered throughout the Elderly complexes as well as other family complexes.  
Various environmental contracts for modernization  
Architectural/Engineering Support for Specifications - furnaces, evaporative cooling, and others  
.Miscellaneous estimates and facility/real estate assessments.

### **RISK MANAGEMENT/INSPECTION PROGRAM**

Transfer of property/safety issues into Facilities Department  
Accident Prevention Plan revision for the Texas Workers Compensation Commission  
Reduced the number of on the job injuries for calendar year 2004 to the lowest number on record with fewer injuries than the record set in 2003.  
Decreased property losses in 2004  
Completion of Risk Control Work Plan 2004 up-date  
Completion of Risk Control Work Plan 2005 (pending formal submittal to Housing Authority Group)  
Implementation of roof inspections.  
Implementation of utilizing Great Plains system for annual inspections and generated work orders.

## **SECURITY DEPARTMENT**

Since 1994, the HACEP has partnered with the El Paso Police Department to employ off-duty Police Officers to patrol and perform community- policing functions within the HACEP communities.

Additionally, the HACEP maintains a staff of 16 in-house security officers that provide security for the HACEP Administrative offices, and also provide security for four elderly high-rise complexes and at a variety of properties, as they are needed. Together, the personnel assigned to the Security Department Provide a safe living environment for the HACEP residents and work environment for the HACEP employees.

The HACEP purchased a fleet of 10 new police cars that have been clearly marked and equipped for this purpose. Today, Police officers are clearly marked identified by the cars they drive and are always a welcome site as they interact with HACEP residents. In addition to this, the HACEP has hired Crime Prevention Officers that will be coordinating with the complex Managers in setting up Neighborhood Watch programs in each of the complexes. Each night a full crew unit is being assigned to a problem complex to prevent a spread of criminal activity. An increase of Officers to the staffing table allows 10 units a night in the field. This has optimized the efficiency of the HACEP Officers.

Regular Crime information has been sent out to the Officers working HACEP complexes. This information has been used to target unauthorized vehicles in housing which in a couple of cases have turned up to be stolen vehicles.

The Police Officers not only patrol HACEP properties, but also the surrounding neighborhoods as well. This partnership has resulted in the drastic reductions of crime in and around the HACEP communities since 1994 and the benefits continue today. We consider HACEP properties and their surrounding neighborhoods to be among safest, if not the safest communities in El Paso and the partnership has been instrumental in the City of El Paso being rated as one of the safest large cities in the United States.

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**ALAMITO 508 S. Virginia 79901 (544-4087)**

<b>President</b>	Jose Duran	414 S. St. Vrain	79901
<b>Vice President</b>	Guadalupe Parrada	415 S. St. Vrain	79901
<b>Secretary</b>			
<b>Treasurer</b>			
<b>Sgt. At Arms</b>	Soledad Morales	615 S. Hills	79901
<b>Sgt. At Arms</b>	Hermelinda Salas	614 S. Hills	79901
<b>Office</b>			

**BAINES 10700 Vista Del Sol 79925 (590-1320) Elderly**

<b>President</b>	Sara Sepulveda	10661 Vista del Sol	79935
<b>Vice President</b>	Tomasa Nunez	10661 Vista del Sol	79935
<b>Secretary</b>			79935
<b>Treasurer</b>	Jose R Duron	10661 Vista del Sol	79935
<b>Sgt. At Arms</b>	Guadalupe Valdez	10661 Vista del Sol	79935
<b>Office</b>	<b>None</b>		

**CHELSEA 600 Chelsea 79905 (772-5182) Elderly**

<b>President</b>	Maria Borchert	600 Chelsea	79905
<b>Vice President</b>			
<b>Secretary</b>	Consuelo Sanchez	600 Chelsea	79905
<b>Treasurer</b>	David Holguin	600 Chelsea	79905
<b>Sgt. At Arms</b>	Mr. Holguin (same)	600 Chelsea	79905
<b>Office</b>	<b>None</b>		

**FR. PINTO 1001 S. Ochoa 79901 (544-7195) Elderly (VOLUNTEERS)**

<b>Volunteers</b>	Rosa Marquez	1001 S. Ochoa	79901
<b>Volunteers</b>	Rosa Palacios	1001 S. Ochoa	79901
<b>Volunteers</b>	Angelica Ybarra	1001 S. Ochoa	79901
<b>Volunteers</b>	Juana Suarez	1001 S. Ochoa	79901
<b>Volunteers</b>	Mary Ann Thornton	1001 S. Ochoa	79901
<b>Volunteers</b>	Margarita Dennis	1001 S. Ochoa	79901
<b>Volunteers</b>	Mario Triana	1001 S. Ochoa	79901
<b>Volunteers</b>	Flora Ortega	1001 S. Ochoa	79901

**FR. OCHOA 8820 Old County 79907 (858-2080) Elderly**

<b>President</b>	Esperanza Vilchis	8820 Old County	79907
<b>Vice President</b>	Ma Esther Bencomo	8820 Old County	79907
<b>Secretary</b>	Ernestina Garcia	8820 Old County	79907
<b>Treasurer</b>	Maria Elena Salas	8820 Old County	79907
<b>Sgt. At Arms</b>	Anita Quintero	8820 Old County	79907
<b>Office</b>	<b>None</b>		

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**HENDERSON 9401 Stonewall 79924 (755-8180) Elderly (VOLUNTEERS)**

<b>Volunteer</b>	Alicia Trevizo	9401 Stonewall	79924
<b>Volunteer</b>	Richard Ortega	9401 Stonewall	79924
<b>Volunteer</b>	Ramon Salazar	9401 Stonewall	79924
<b>Office</b>	None		

**HERVEY 4949 Alps 79904 (757-2624) Elderly (VOLUNTEERS)**

<b>Volunteer</b>	Hemila Gandara	4949 Alps	79904
<b>Volunteer</b>	Rafaela Armendariz	4949 Alps	79904
<b>Volunteer</b>	Francisco Ramirez	4949 Alps	79904
<b>Volunteer</b>	Elvira Miranda	4949 Alps	79904
<b>Volunteer</b>	Lucy Corral	4949 Alps	79904
<b>Office</b>	None		

**MUÑOZ 10040 Audobon 79924 (755-7911) Elderly (VOLUNTEERS)**

<b>Volunteer</b>	1.Rebeca Meraz	10040 Audobon	79924
<b>Volunteer</b>	2.Alma Olivia Alvarado	10040 Audobon	79924
<b>Volunteer</b>	3.Hilaria Marple	10040 Audobon	79924
<b>Volunteer</b>	4.Victor Meraz	10040 Audobon	79924
<b>Volunteer</b>	Ana Maria Aleman	10040 Audobon	79924
<b>Volunteer</b>	Maria de Jesus Barbosa	10040 Audobon	79924
<b>Volunteer</b>	Celia Valenzuela	10040 Audobon	79924
<b>Volunteer</b>	Jose A. De los Santos	10040 Audobon	79924
<b>Volunteer</b>	Ma Luisa Gamez	10040 Audobon	79924
<b>Office</b>			

**POOLEY 201 Cortez 79905 (772-6004) Elderly**

<b>President</b>			79905
<b>Vice President</b>			
<b>Secretary</b>	<b>Elections to be held in April</b>		79905
<b>Treasurer</b>			79905
<b>Sgt. At Arms</b>			79905
<b>Office</b>	None		

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**SUN PLAZA 1221 San Antonio 79901 (544-6276) Elderly (VOLUNTEERS)**

<b>Volunteer</b>	Maria Barba	1221 San Antonio	79901
<b>Volunteer</b>	Maria Mercer	1221 San Antonio	79901
<b>Volunteer</b>	Maria Vega	1221 San Antonio	79901
<b>Volunteer</b>	Maria Espinoza	1221 San Antonio	79901
<b>Volunteer</b>	Fernanda Cruz	1221 San Antonio	79901
<b>Volunteer</b>	Luciana Betancourt	1221 San Antonio	
<b>Office</b>			

**WILLIAMS 1039 Sunland Park 79922 (581-8025) Elderly (VOLUNTEERS)**

<b>Volunteer</b>	Adela Jacques	314 Resler	79912
<b>Volunteer</b>	Ofelia Solis	314 Resler	79912
<b>Volunteer</b>	Maria de Aros	314 Resler	79912
<b>Office</b>	<b>None</b>		

**ALVAREZ 8247 N. Loop 79907 (598-7044)**

<b>President</b>	Susana Villanueva	8247 N. Loop	79907
<b>Vice President</b>			79907
<b>Secretary</b>	Isabel Pena	8247 N. Loop	79907
<b>Treasurer</b>	Olga Rodriguez	8247 N. Loop	79907
<b>Sgt. At Arms</b>	Becky Martinez	8247 N. Loop	79907
<b>Office</b>	<b>None</b>		

**BAIRD/HART 4861 Atlas 79904 (757-2584)**

<b>President</b>	Norma Garza	4747 Atlas	79904
<b>Vice President</b>	Maria Cervera	4747 Altals	79904
<b>Secretary</b>	Beatriz S Lozano	4730 Titanic	79904
<b>Treasurer</b>			
<b>Sgt. At Arms</b>	Laura Chairez		
<b>Sgt. At Arms</b>			
<b>Office</b>	<b>None</b>		

**CRAMER 184 Baker 79915 (772-5316)**

<b>President</b>	Irma Felix	7293 John Cramer	79915
<b>Vice President</b>	Norma Estupinan	189 Barker	79915
<b>Secretary</b>	Vacant		79915
<b>Treasurer</b>	Georgina Rivas	197 Barker	79915
<b>Sgt. At Arms</b>	Elvia Colmenero	7293 John Cramer	79915
<b>Sgt. At Arms</b>	Manuela Hernandez		

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**EISENHOWER 5828 Eisenhower 79924 (757-2588)**

<b>President</b>			
<b>Vice President</b>			
<b>Secretary</b>			
<b>Treasurer</b>	<i>Elections to be held in March</i>		
<b>Sgt. At Arms</b>			
<b>Sgt. At Arms</b>			
<b>Office</b>			

**GUILLEN/MOREHEAD 1001 S. Ochoa 79901 (544-7195)**

<b>President</b>	Maria R. Mendoza	928 E. Ninth St.	79901
<b>Vice President</b>	Rosa M. Chavez	1200 Park St.	79901
<b>Secretary</b>	Rosa M. Chavez (Ms)	1200 Park St.	79901
<b>Treasurer</b>	Maria L. Castaneda	900 E. Ninth st.	79901
<b>Sgt. At Arms</b>	Alejandro Huerta	736 E. Ninth St.	79901
<b>Office</b>	<b>None</b>		

**L.B. JOHNSON 9000 Roanoke 79904 (755-1053)**

<b>President</b>	Antonio Maldonado	9051 Ladybird	79904
<b>Vice President</b>	Consuelo Reza	9038 Roanoke	79904
<b>Secretary</b>	Rebecca Ibarra	9032 Roanoke	79904
<b>Treasurer</b>	Maria Maldonado	9051 Roanoke	79904
<b>Sgt. At Arms</b>	Amelia Alonzo	5627 Colter	79904
<b>Office</b>	<b>None</b>		

**KATHY WHITE 2500 Mobile 79930 (562-1015)**

<b>President</b>	Angel Lopez	2500 Mobile	79930
<b>Vice President</b>	Cecilio Villegas	2500 Mobile	79930
<b>Secretary</b>			
<b>Treasurer</b>			
<b>Sgt. At Arms</b>	Maria Elena Pena	2500 Mobile	79930
<b>Office</b>	<b>None</b>		

**KENNEDY ESTATES 400 S. Zaragoza 79907 (872-2953)**

<b>President</b>	Lilia Vasquez	8857 Johns Kennedy	79907
<b>Vice President</b>	Jose Vasquez	8857 Johns Kennedy	79907
<b>Secretary</b>			
<b>Treasurer</b>			
<b>Sgt. At Arms</b>	Rosa Rodriguez	8860 Bob Kennedy	79907
<b>Sgt. At Arms</b>			
<b>Office</b>	<b>None</b>		79907

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**KING 9101 Butternut 79907 (859-1675)**

<b>President</b>	Lupe Lucerio	9101 Hazelnut	79907
<b>Vice President</b>	Vacant		79907
<b>Secretary</b>	Maria Carillo	910 Hazelnut	79907
<b>Treasurer</b>	Estella Hernandez	9100 Hazelnut	79907
<b>Sgt. At Arms</b>	Jesus Gonzalez	9182 Kernel	79907
<b>Office</b>	None		

**GONZALEZ 9101 Butternut 79907 (859-1675)**

<b>President</b>	Erika Molina	301 Capricho	79907
<b>Vice President</b>	Bart M. Stahl	9417 Marlicia	79907
<b>Secretary</b>	Celia Becerra	9414 Marlicia	79907
<b>Treasurer</b>	Lorenza Ramos	9441 Marlicia	79907
<b>Sgt. At Arms</b>	Jose Davila	304 Zenaida	79907
<b>Office</b>	None		

**MACHUCA 1039 Sunland Park 79922 (581-8025)**

<b>President</b>	Tom Hernandez	1039 Sunland Park	79912
<b>Vice President</b>	Jose Escobedo	1039 Sunland Park	79912
<b>Secretary</b>	Alejandra Benitez	1039 Sunland Park	79912
<b>Treasurer</b>	Blanca de la Torre	1039 Sunland Park	79912
<b>Sgt. At Arms</b>	Manuel Figueroa	1039 Sunland Park	79912
<b>Office</b>			

**MARMOLEJO 600**

**N. Carolina 79915 (598-7067)**

<b>President</b>	Antonio Dueñez	7631 North Loop	79915
<b>Vice President</b>			
<b>Secretary</b>	Margarita Afacio		
<b>Treasurer</b>	Alicia Llamas	7631 North Loop	79915
<b>Sgt. At Arms</b>	Sra. Santillana		
<b>Sgt. At Arms</b>	Sra. Francisca		

**GRAHAM/TELLES 8720 Independence 79907 (790-1818)**

<b>President</b>	Fernando Ortega	216 John Andreas	79907
<b>Vice President</b>	Alicia Ortega	216 John Andreas	79907
<b>Secretary</b>	Maria J. Favila	222 John Andreas	79907
<b>Treasurer</b>	Gloria Arenas	229 John Andreas	79907
<b>Sgt. At Arms</b>	Javier Alejo	8607 San Juan	79907
<b>Office</b>	None		

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**RIO GRANDE/VALLE VERDE/DEWETTER 212 Lisbon 79905 (772-6299)**

<b>President</b>	Irma Paredes	544 Huerta	79905
<b>Vice President</b>	Francisca Caballero	212 Lisbon	79905
<b>Secretary</b>	Rosalinda Gonzalez	224 S. Ascarate	79905
<b>Treasurer</b>	Celia Cornejo	529 Feliz	79905
<b>Sgt. At Arms</b>	Agustin Uribe	212 Libon	79905
<b>Sgt. At Arms</b>	Antonio Gonzalez	224 S. Ascarate	79905
<b>Office</b>	<b>None</b>		

**ROBINSON 421 Mangrum 79912 (581-0906)**

<b>President</b>	Alma Rosa Huerta	522 Mangrum	79912
<b>Vice President</b>	Vacant		79912
<b>Secretary</b>	A Susanna Parra	5311 Suncrest	79912
<b>Treasurer</b>	Azucena Valtierra	521 Mangrum	79912
<b>Sgt. At Arms</b>	Ma Ivonne Villado	5311 Suncrest	79912
<b>Sgt. At Arms</b>			79912
<b>Office</b>			

**ROOSEVELT 4647 Maxwell 79904 (757-2633)**

<b>President</b>	Lourdes Alvarez	900 Marks	79904
<b>Vice President</b>	Claudia Gomez	9000Hyde Park	79904
<b>Secretary</b>	Vacant		79904
<b>Treasurer</b>	Josefina Meraz	9000 Hyde Park	79904
<b>Sgt. At Arms</b>	Sofia Garcia	9000 Herbert	79904
<b>Office</b>	<b>None</b>		

**SALAZAR 311 Eucalyptus 79905 (544-6293)**

<b>President</b>	Rodolfo Hernnadez	1901 Cypress	79905
<b>Vice President</b>	Jose Luis Chavez	1840 Cypress	79905
<b>Secretary</b>	Guillermina Jacquez	1840 Cypress	79905
<b>Treasurer</b>	Guadalupe Astorga	1901 Corona	79905
<b>Sgt. At Arms</b>	Carmen Villanueva	1901 Cypress	79905
<b>Office</b>	<b>None</b>		

**SANDOVAL 5353 Ridge 79932 (584-3471)**

<b>President</b>	Vergie Horner	5353 Ridge	79932
<b>Vice President</b>	Amanda Horner	5353 Ridge	79932
<b>Secretary</b>	Sandra Jacquez	5353 Ridge	79932
<b>Treasurer</b>	Carmen Martinez	5353 Ridge	79932
<b>Sgt. At Arms</b>	Norma Sandoval	5353 Ridge	79932
<b>Office</b>			

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**SHERMAN 4528 Blanco 79905 (532-6714)**

<b>President</b>	Julia Reyna	4531 Sue Hall	79905
<b>Vice President</b>	Maria Reyna	4531 Sue Hall	79905
<b>Secretary</b>			
<b>Treasurer</b>	Alma Meraz	521 Fox	79905
<b>Sgt. At Arms</b>	Liliana Lopez	4513 Sue Hall	79905
<b>Sgt. At Arms</b>	Maria Luisa Rivas	4512 Blanco	79905
<b>Office</b>	<b>None</b>		

**KRUPP 10200 Hedgerow 79925 (593-1022)**

<b>President</b>			79925
<b>Vice President</b>			79925
<b>Secretary</b>			79925
<b>Treasurer</b>			79925
<b>Sgt. At Arms</b>			79925
<b>Office</b>	<b>None</b>		

**TAYS 2114 Magoffin 79901 (544-7089)**

<b>President</b>			79905
<b>Vice President</b>			79905
<b>Secretary</b>	<del>Elections will be held in April</del>		79905
<b>Treasurer</b>			79905
<b>Sgt. At Arms</b>			79905
<b>Office</b>			

**TRUMAN/ANDERSON 7919 Meraz 79907 (593-1051 & 598-7044)**

<b>President</b>	Luz de la Rosa	7929 Meraz	79907
<b>Vice President</b>	Antonio Vasquez	7909 Meraz	79907
<b>Secretary</b>	Roberto Bonilla	7929 Meraz	79907
<b>Treasurer</b>	Olga Fierro	7939 Meraz	79907
<b>Sgt. At Arms</b>	Vacant		
<b>Office</b>	<b>None</b>		

**HENRY CISNEROS 4647 Maxwell 79904 (757-2633)**

<b>President</b>	Maria G. Holguin	5228 Lou Brock	79936
<b>Vice President</b>	Teresa Sanchez	5209 Lou Brock	79936
<b>Secretary</b>	Robert Holguin	5228 Lou Brock	79936
<b>Treasurer</b>	Maria Yanez	5236 Lou Brock	79936
<b>Sgt. At Arms</b>	Robert Holguin (same)	5228 Lou Brock	79936
<b>Office</b>			

**HOUSING AUTHORITY OF THE CITY OF EL PASO  
2005 RESIDENT ASSOCIATION**

**WEBBER 110 Whittier 79907 (859-4518)**

<b>President</b>	Maria Falcon	122 Finita	79907
<b>Vice President</b>	Martina Andrew	110 Finita	79907
<b>Secretary</b>	Maria Foster	110 Finita	79907
<b>Treasurer</b>	Monica Perez	118 Finita	79907
<b>Sgt. At Arms</b>	Ceferino Herrera	110 Finita	79907
<b>Sgt. At Arms</b>	Guillermo Quesada	110 Finita	79907
<b>Office</b>	<b>None</b>		

**WESTFALL 10700 Vista Del Sol 79925 (590-1320)**

<b>President</b>	Maria Casado	10700 Vista del Sol	79925
<b>Vice President</b>	Maria Vargas	10700 Vista del Sol	79925
<b>Secretary</b>	Maria J Hernandez	10700 Vista del Sol	79925
<b>Treasurer</b>			79925
<b>Sgt. At Arms</b>			
<b>Office</b>			

**WOODROW BEAN 2500 Mobile 79930 (562-1015)**

<b>President</b>			79902
<b>Vice President</b>			79902
<b>Secretary</b>			79902
<b>Treasurer</b>			79902
<b>Sgt. At Arms</b>			
<b>Sgt. At Arms</b>			79902
<b>Office</b>	<b>None</b>		

Revised: 3/4/05  
By: Blanca Dominguez  
Community Services Secretary

**HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS  
ANNUAL PLAN AND FIVE-YEAR ACTION PLAN NARRATIVE  
FISCAL YEAR 2005-2009**

**Background:**

The Housing Authority of the City of El Paso (HACEP) was incorporated in March 1938. Over sixty-five years, HACEP has grown to be, in year 2004, one of the 25 largest housing authorities in the United States. For the past seven years, HACEP has earned the United States Department of Housing and Urban Development (HUD) Public Housing Management Assessment Program performance rating as a “High Performer”, with a score of 97 for 2004-2005 Fiscal Year.

HACEP owns and manages 47 developments, comprising of 6,018 Public Housing dwellings, 496 Low Income Tax Credit dwellings, 495 Section 8 New Construction dwellings, and 438 non-subsidized dwellings, for a total of 7,447 dwellings. In addition, HACEP assists 4,789 families through the Section 8 tenant-based assistance program. Thus, with a total of 12,226 housing units for very low and low-income families, constituting approximately 42,000 persons that are provided safe, decent, sanitary, affordable housing and supportive services in the City of El Paso.

**Community Served:**

The HACEP serves very-low and low-income families in the City of El Paso who are in need of safe, decent, and sanitary housing. Due to the demand, HACEP must close applicant intake and maintains a constant waiting list of approximately 1,700 families in need of affordable housing. The waiting list is periodically opened for different sized units to fill vacancies as lease turnover occurs. According to the 2000 Census data, there is a shortage of 25,000 housing units in the City of El Paso affordable to the low-income persons.

**Annual Plan and Five-Year Action Plan: Annual Update:**

The HACEP agency plan is a planning guide consisting of the Annual Plan and the Five-Year Action Plan. The Five-Year Action Plan will facilitate comprehensive programming for developing safe, decent and sanitary housing and providing direct and indirect services to residents to empower individuals to develop and strengthen self-sufficiency skills for its residents.

The planning process includes the HACEP Board of Commissioners, staff, public housing residents, Resident Associations, Council of Presidents, local government officials and the greater community in development of the Annual Plan and Five-Year Plan. HACEP and the City of El Paso frequently reciprocate in sharing housing program related information.

The Annual Plan and Five-Year Action Plan is made available to the City of El Paso through the Department of Community and Human Development and the Mayor certifies for consistency with the Consolidated Plan. Each year HACEP is required to update the annual plan and is submitted to HUD.

**Coordinated Activities Covered by the Consolidated Plan:**

- Empowerment Zone: HACEP owns and manages housing development located in the Empowerment Zone. HACEP throughout the Capital Fund Five-Year Action Plan intends to engage in improvements on developments located within the Empowerment Zone.

A Health Fair was coordinated with the Plan Parenthood Program to address HIV, diabetes, hypertension, and other health preventive services available for residents within the empowerment zone area.

- HACEP Summer Youth Employment Program: HACEP conducts a Summer Employment Program with funding from the Upper Rio Grande at work.
- HACEP Nature Days Camp: Addresses the needs of HACEP youth by offering opportunities for outdoor physical activities which promote a positive self-image and a healthy life style. It capitalizes on already established partnerships with local entities e.g., Independent School Districts, Texas Parks and Wild Life, Boys & Girls Club and City of El Paso Parks & Recreation.
- Tutorial programs, with El Paso Independent School District and El Paso Ysleta Independent School District. This program reaches out to nine communities.
- Family Investment Center (FIC): HACEP constructed a Family Investment Center in 1998, funded by HUD, to conduct programs to strengthen family self-sufficiency. Other resources are utilized to deliver supportive services to residents and general public accessing the center for employment counseling, job training and first time home buyers education in conjunction with ACUSO and other financial institutions.
- Resident Opportunities for Self-Sufficiency (ROSS): Offers on-going training e.g. English as a Second Language, GED, nutrition, wellness, TANF reform presentations, health prevention presentations, Walgreens' Cashier Training, Job Readiness Training, and parenting classes.
- Viva Technology Program: HACEP in partnership with the Hispanic Engineer National Achievement Awards Corporation (HENAAC), the University of Texas at El Paso, the El Paso Community College, IBM, US Coast Guard, Boeing, and Miratek put together a pilot program to install 100 computers into the homes of public housing residents at the Roosevelt Complex. Computers were issued to families with children in grades 5 through 12. Through this partnership, youth are provided with the tools to bridge the digital divide accessing information for work, school and educational opportunities.
- The YPU Program in partnership with Texas Department of State Health Services is providing a Youth Prevention Program for Youth 11 – 14 years old, at the HACEP employees.

March 2005

- Substance Abuse Outreach Screening and Referral Program (O.S.R.). In Partnership with the Texas Commission on Alcohol and Drug Abuse (TCADA). The HACEP OSR Program provide workshops for community education on drug and alcohol prevention.
- Neighborhood Networks: Serves to bridge the digital divide in our communities by linking families to job, training and educational opportunities and offering computer classes at seven Housing Complexes.
- Elderly Services: HACEP provides opportunities to enhance independent living skills, e.g., computer classes, ESL, Wellness, Tai Chi, health & nutrition presentations, Immunization Clinics and Coffee with the Doctor. It also engages elderly in community activities e.g., Aging to Perfection Expo, RSVP Retired Seniors Volunteer Program, AARP, Area Agency on Aging Activities.

### **Physical Condition of HACEP Public Housing:**

Under the HUD Public Housing Assessment System (PHAS), the Uniform Physical Condition Standard (UPCS) requirements are utilized to ensure that public housing are safe, decent, sanitary and in good repair. The PHAS physical inspection is performed by HUD's Real Estate Assessment Center (REAC), and referred to as the REAC Physical Inspection. In order to ensure compliance with the above noted standards, HACEP performs an annual inspection on each Section 8 New Construction dwelling units and regular inspection of Public Housing units with repairs completed as needed.

### **Capital Fund Program for Modernizing Public Housing:**

The United States Department of Housing and Urban Development as set out in the Quality Housing and Work Responsibility Act of 1998 (QHWRA) identifies the activities that may be utilized with the funding. A key HACEP goal is to modernize the HACEP owned housing stock to be attractive and competitive with modern private sector. HACEP proposes to secure and hold firm the funds from the Capital Fund Program to engage in the following activities:

- To fund or leverage funds through CFP securitization for the development, financing and modernization of public housing and affordable housing. Funds will include costs for design, reconstruction and reconfiguration of public housing developments, buildings (including accessibility improvements) and development of mixed-finance projects;
- Address limited deferred maintenance needs and replacement of obsolete utility systems, dwelling equipment, vacancy reduction and compliance with local codes and regulations for building standards;
- Management improvements and operations and capital expenditures to improve the security and safety of residents;
- Demolition, disposition of dilapidated or structural unsound property and resident relocation;

- Capital expenditures for purchase of energy efficient equipment and appliances;
- Capital expenditures to facilitate programs to improve empowerment, economic self-sufficiency of public housing residents, and improve resident participation;
- Homeownership activities, including programs under section 32 of the Quality Housing and Responsibility Act of 1998.
- HACEP is continuing to revitalize various public housing sites through the Capital Fund Program, formerly called the Comprehensive Grant Program (See Capital Fund Program Annual Statement and Capital Fund Five-Year Action Plan).
- Capital funds are invested to modernize HACEP public housing to assure a 20-year minimum viability.
- The HACEP Five-Year Capital Fund Plan includes anticipated investment on the housing stock owned and managed by HACEP.

**Strategic Plan – Institutional Structure:**

**Organizational Relationship Between HACEP and the City of El Paso**

HACEP is incorporated under the State of Texas statutes, which provides for the Mayor, with City Council advice and consent, to appoint the five members of the Board of Commissioners of the Housing Authority. One member of the Board of Commissioners is a resident of public housing.

**Development of Affordable Housing Subdivisions and Replacement Public Housing Through New Construction and Acquisition With or Without Rehabilitation:**

The HACEP will endeavor to develop replacement housing for all units demolished and/or disposed under the Demolition/Disposition/Conversion Plan. The HACEP will continue to diversify and strengthen its capacity to develop subdivisions, financing strategies and affordable housing methods to replace any lost units due to demolition/ disposition or conversion for homeownership. The HACEP has programmed and secured budgets for the development of affordable housing for homeownership, new construction of multi-family dwellings and single rent occupancy (SRO) as conditions warrant under the Capital Fund Five Year Plan.

Purchasing newly constructed homes, apartments and existing houses from developers and private owners provides a flexible and cost effective alternative for HACEP to acquire affordable housing. This strategy will continue to be pursued as market conditions allow and competition is favorably changed.

## **Affordable Housing Development**

HACEP is a major participant in developing new and replacement affordable public housing for moderate and low-income families. HACEP will purchase properties, may develop vacant land possibly in partnership with private or public entities, scattered sites or existing housing in establishing affordable housing by means available through Tax Credits, Mixed Financing, Bond issuance and leveraging of properties or assets.

HACEP may pursue opportunities in converting public housing into homeownership opportunities by making available to qualified public housing residents existing scattered sites public housing units for purchase. This activity may include downpayment assistance, section 8 homeownership vouchers, HOME funds, CDBG funds, lease to own programs, and partnerships with public and private entities.

HACEP has developed Rubin Heights Subdivision on the Westside of the city, comprising 110 new building sites, . The proposed construction of several single-family three bedroom-detached houses, of which some may be sold to moderate and low-income families. HACEP has budgeted development funds under the Comprehensive Grant Program and Capital Fund Program and utilized mixed financing for construction of single-family dwelling units at the Rubin Heights Subdivision. The construction of the houses in the subdivision will be done through contracting.

### **Low-Income Housing Tax Credits:**

The HACEP will conduct feasibility analysis on the development of applications for Low-Income Housing Tax Credits as funding opportunities are made available by the State of Texas Department of Housing and Community Affairs. Based upon construction cost and financial feasibility, HACEP will pursue new construction, rehabilitation and acquisition of Low-Income Housing Tax Credits. The Primary objective of this program is to provide low-income rental housing. The housing will consist of mixed income and market rate rents units. In efforts to reduce clustering, HACEP is committed to developing and acquiring housing in mixed income communities to meet the needs of the City of El Paso, Texas and in consistent with the initiatives set forth on the Consolidated Plan of the City of El Paso, Texas.

### **Long-Term Leases of Non-Dwelling or Other Commercial Property:**

HACEP will pursue long-term leases of non-dwelling and other commercial buildings and floorspace. Guided by the principal of commensurate public good to our clients and the need to make non-productive assets generate income for HACEP client directed programs such as homeownership, training and other related activities.

### **Joint Ventures, Partnerships and Joint Funding:**

HACEP conducts a first - time homebuyers training program and will refer first time homebuyers to the City's first time homebuyers program. The HACEP, as policy, seeks to develop partnerships and joint ventures through its subsidiary Paisano Development Corp. with private as well as public and private non-profit agencies in endeavors that promote the development of affordable housing,

March 2005

neighborhood revitalization, community development, business development and family self-sufficiency. In partnership the El Paso Credit Union Affordable Housing, LLC continues to strive to move residents towards homeownership opportunities.

### **Relationships Regarding Hiring, Contracting, and Procurement**

HACEP operates as an independent agency under its incorporation documents and the Board of Commissioners establish overall policy and hires an President and CEO, External Auditor and Legal Counsel. The President and CEO acts as the Secretary to the Board of Commissioners and responsible for the day to day operations including personnel, planning, budgeting, procurement, operations, administration of housing programs. Implementing HACEP policy, compliance with regulation and developing team work are the key objectives of the President and CEO.

### **Action Plan – Other Actions: Enhancement of Coordination Between Public and Private Housing and Social Service Agencies:**

HACEP employs a full time Community Relations and support staff that coordinates contacts with agencies providing support services and linked to the residents. Related services include a wide range of educational, health, transportation, employment skill development, counseling, and day-care.

### **Resident Opportunity and Self-Sufficiency Program:**

The Resident Opportunity and Self-Sufficiency funding supports employment of full and part-time staff to provide instruction in: parenting, GED, literacy training, English as a second language, citizenship, life skills, child development skills and computer proficiency training. HACEP also funds staffing to coordinate family self-sufficiency (FSS) supportive services to Public Housing and Section 8 tenant-based assistance residents.

### **Supportive Activities for Comprehensive Grant Program/Capital Fund Program Activities That Help Improve Surrounding Neighborhoods With HACEP Apartments:**

HACEP supportive services, dwelling repairs and site improvements benefit the surrounding neighboring areas. HACEP coordinates closely with the local government, nonprofit organizations and private sector to improve opportunities for the residents. In conjunction with the mission of providing affordable housing, HACEP coordinates programs to help families improve the quality of life through economic development, businesses, education and social service assistance.

### **HACEP coordinates with employment agencies; health services agencies, day care service providers, and local community colleges:**

- El Paso Community College provides General Equivalent Degree (GED) classes and English as a second language classes.
- Operation Noel, a consortium of nonprofit agencies, distributes approximately 2,000 winter

jackets annually to low-income residents.

- Operation Santa Claus, a nonprofit group based at Fort Bliss, refurbishes dolls and distributes them to HACEP low-income and other needy families.
- The Youth Teaching Youth (YTY) program supports youth, college students and others to act as mentors and tutors to HACEP youth.
- Young Women's Christian Association (YWCA), an international nonprofit organization, operates day care services at various HACEP developments, including: Sherman, Ruben Salazar Park, Tays, Lyndon B. Johnson, Jackie Robinson, Martin Luther King, Rio Grande and Marmolejo apartments. Funding for this program will include monies from the Payment in Lieu of Taxes account.
- Clinica La Fe, a nonprofit group, operates outreach medical clinics, located at the Sun Plaza Elderly high rise and at the Peter de Wetter family housing development.

### **Home Ownership Programs:**

HACEP has established a home ownership strategy for moderate and low-income families under the Section 8 Home ownership plan. Under the Section 8 Homeownership assistance will continue for 10 to 15 years by HUD. HACEP will work with families to make them mortgage ready and purchase a home. HACEP will pursue programs such as downpayment assistance and lease to own arrangements for the purpose of enhancing the possibilities for our client to achieve the American dream of homeownership.

### **Farm Labor Housing:**

HACEP is addressing the affordable housing needs of agriculture workers when it developed an apartment community on the West Side for fifty families. The estimated cost of this development was \$3,873,810 with grant/loan assistance (\$2,500,000) from the Federal Department of Agriculture Rural Development Service. The Farm Worker housing is now open for qualified families.

### **Elderly Housing:**

HACEP proposes to replace the 46 Elderly dwelling units following completion of the property disposition. The disposition is intended to trade land with another governmental entity or to develop the land commercially. An outright sale is not contemplated at this time, unless it is tied to acquisition of other vacant land beneficial to HACEP's annual and Five Year Plan.

### **Conversion of Public Housing Units to Rental Housing Under the Section 8 Program:**

HUD has not identified any Public Housing that requires conversion and HACEP will periodically determine the cost effectiveness of various ownership and rental strategies to provide affordable housing at the least cost, including valuation, maintenance costs, and market demand. However, conversion of public housing to alternative income producing assets will be reviewed at least

March 2005

annually, or sooner depending on the housing development market, demand for housing, interest rates and the economy in general. HACEP will pursue development of a Public Housing to private homeownership program.

### **Resident Employment and Business Start-up Opportunities:**

The HACEP affirmatively promotes the Department of Labor Apprenticeship Program and Section 3 of the HUD Act of 1968, as amended, and HUD's implementing regulations, 24 CFR 135. HACEP requires that its contractors, to the greatest extent feasible, to train, employ and contract with Section 3 qualified residents and employ residents under apprenticeship programs.

Staff is working with the residents and local lender on providing loans/grant for resident owned businesses. HACEP will continue to contract with resident owned businesses to provide services and repairs on modernization projects.

### **Public Housing Drug Elimination Programs:**

HACEP vigorously pursues a holistic approach to the establishment of programs to preserve drug and crime free communities, through community improvements such as defensive barrier construction, security, landscaping, lighting, fencing, security doors and window screens for apartments, community centers and out door recreation facilities, such as playgrounds, basketball courts, patios and gazebos that facilitate parental oversight of children. HACEP will also utilize funds from the Payment In Lieu of Taxes account to fund the office duty police officers that patrol our communities.

### **Community Service:**

The HACEP will provide work sites for households that must provide community service in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA). Work sites will include the vehicle maintenance facility, elderly and family developments, management offices, community centers and other HACEP properties.

Work activity will include preparation of vacant units for occupancy, exterior improvements, landscaping, inspections, escorts and ombudsman for elderly, youth recreation, community watch and security. HACEP will also partner with local agencies and service providers to provide additional work sites.

### **Asbestos Containing Materials: Policies and Procedures:**

The HACEP is in compliance with the rules and regulations of the Clean Air Act, Federal Regulations (40 CFR Part 61, Subpart M and 40 CFR Part 763) and the State of Texas Health Protection Rules. The HACEP employs asbestos management trained and licensed personnel and follows the above noted rules and regulations while conducting maintenance operations and modernization activities.

### **Lead-based Paint Compliance:**

The HACEP is in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (which is Title X of the Housing and Community Development Act of 1992), and Code of Federal Regulations (24 CFR Part 35). HACEP owned housing constructed after January 1, 1978 are not covered by these regulations, since the use of lead-based paint was banned nationwide.

**Demolition and Disposition:**

The HACEP has adopted a Demolition/Disposition/Conversion Plan, required by QHWRA, further detailed under component #6 of this plan. HACEP upon initiation of Demolition/ Disposition/ Conversion Plan and HUD approval may enter into long term lease agreements primarily at market rates for non-dwelling commercial/ industrial floor space. HACEP may trade land occupied by the Paisano Elderly development to another Governmental entity or develop- the land commercially for income generating activites in the furtherance of HACEP's mission.

**Fair Housing Act Compliance:**

The offer of assistance to applicants, at any phase on the eligibility or occupancy assistance process, will be made without discrimination because of race, color, religion, sex, national origin, age, handicap, or familial status. All applicants are provided information, upon application, that informs them of HACEP's nondiscrimination policies.

**HACEP WEBSITE:**

HACEP has created a state-of-the-art computer training room located at the Central Administrative offices, connected to a satellite network to provide cost effective in-house training. To facilitate communication with the public and making services more accessible for residents the HACEP will establish computers in the HACEP management offices.

The Housing Authority of the City of El Paso has established a website and electronic mail:

General Information: [www.hacep.org](http://www.hacep.org)  
Webmaster: [helpdesk@hacep.org](mailto:helpdesk@hacep.org)  
Contact information: (915) 849-3700

The HACEP website is a strategic tool for advancing communication related to housing and supportive services to the general public, residents, federal, state, and nonprofit agencies.

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

PHA Name <b>HOUSING AUTHORITY OF THE CITY OF EL PASO</b>		Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: TX21-R003-50100</b>		Federal FY of Grant: <b>2000</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04		<input type="checkbox"/> Revised Annual Statement / Revision Number 3 <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	392,563	392,563	392,563	392,563
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	<b>392,563</b>	<b>392,563</b>	<b>392,563</b>	<b>392,563</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 Compliance				
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				
Signature of Executive Director		Signature of Public Housing Director			

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50100</b>			Federal FY of Grant: <b>2000</b>			
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	Obligated	Expended	
TX3-065	Mod Used for Development ( 5 units ): New construction of detached family dwelling units 5232 Pete Payan Drive 5240 Pete Payan Drive 5236 Pete Payan Drive 5244 Pete Payan Drive 5248 Pete Payan Drive	1499	5 DU	392,563.00		392,563.00	392,563.00	Work completed as per cost development budget HUD approved

**Annual Statement/Performance and Evaluation Report (REVISED)**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50100</b>			Federal FY of Grant: 2000
Development Number Name / HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX3-065	30-Jun-05			30-Jun-06		31-Mar-05	

**Annual Statement / Performance and Evaluation Report**

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

PHA Name <b>HOUSING AUTHORITY OF THE CITY OF EL PASO</b>	Grant Type and Number <b>Capital Fund Program Grant No: TX21-P003-50101</b>  Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2001</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement
<input checked="" type="checkbox"/> Performance & Evaluation Report for Period Ending: 12/31/04	<input checked="" type="checkbox"/> Final Performance and Evaluation Report closed as of 06/30/04	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$1,639,878.00	\$1,639,878.00	\$1,639,878.00	\$1,639,878.00
3	1408 Management Improvements	1,003,181	1,199,806	1,199,806	1,199,806
4	1410 Administration	1,094,845	1,094,845	1,094,845	1,094,845
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	325,233	245,215	245,215	245,215
8	1440 Site Acquisition				
9	1450 Site Improvement	624,240	662,145	662,145	662,145
10	1460 Dwelling Structures	4,191,945	4,257,320	4,257,320	4,257,320
11	1465.1 Dwelling Equipment -- Nonexpendable	70,779	20,540	20,540	20,540
12	1470 Nondwelling Structures	1,169,275	1,074,398	1,074,398	1,074,398
13	1475 Nondwelling Equipment	422,844	368,673	368,673	368,673
14	1485 Demolition	75,202	75,202	75,202	75,202
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,500	8,750	8,750	8,750
18	1499 Development Activities	350,330	341,480	341,480	341,480
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	0	0	0
21	<b>Amount of Annual Grant: (Sum of Lines 2 - 20)</b>	<b>\$10,988,253</b>	<b>\$10,988,253</b>	<b>\$10,988,253</b>	<b>\$10,988,253</b>
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	303,250	482,630	482,630	482,630
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Signature of Public Housing Director	
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**CAPITAL FUND PROGRAM TABLES**

form HUD 50075 (7/2003)

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				TX21-P003-50101				Federal FY of Grant: 2001	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work		
					Original	Revised	Obligated	Expended			
TX21-P003-010 ALAMITO	Site Improvements: Sidewalk replacement	1450	1	LS	8,367.85		8,367.85	8,367.85	Work completed		
	Exterior Bldg. Improv., Interior Modernization, painting	1460	1	DU	291.59	390.93	390.93	390.93	Work completed		
	A/C Replacement	1460				21,023.60	21,023.60	21,023.60	Work completed		
	Dwelling Appliances	1465	1	DU	217.18		217.18	217.18	Work completed		
TX21-P003-020 TAYS	Interior Dwelling Modernization, Electrical, GFIs	1460	311	DU	819,408.01	540,413.19	540,413.19	540,413.19	Work completed		
	Transformers	1470	1	LS	8,303.02	7,623.00	7,623.00	7,623.00	Work completed		
	Exterior Modernization: Windows replacement	1460	311	DU	84,541.48	88,163.95	88,163.95	88,163.95	Work completed		
	Appliances	1465	20	DU	14,580.45	11,619.45	11,619.45	11,619.45	Work completed		
TX21-P003-030 TAYS	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization win., pnt, screens, generally includes painting, roof, doors, windows, siding, masonry, foundation, screens	1460	30	DU	152,190.71	101,268.82	101,268.82	101,268.82	Work completed		
	Exterior Modernization: Painting, caulking	1460	30	DU	0.00	1,036.61	1,036.61	1,036.61	Work Completed		
	Appliances	1465	2	DU	680.97		680.97	680.97	Work completed		
	Site Improvements/Site Utilities: Water Lines	1450	1	LS	10,520.26	9,284.26	9,284.26	9,284.26	Work Completed		
TX21-P003-15A TAYS	Interior Modernization: Weatherization, generally includes cabins, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior dwelling Modernization and Energy Conservation Measures (ECM) Exterior Dwelling Modernization win., pnt, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens	1460	18	DU	94,064.17	61,026.40	61,026.40	61,026.40	Work completed		
	Exterior Modernization	1460	1	LS	0.00		0.00	0.00			
	Appliances	1465	8	DU	0.00		0.00	0.00			
	Site Improvements: Sidewalk repair	1450	1	LS	905.00		905.00	905.00	Work Completed		
TX21-P003-050 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	144	DU	6,539.69		6,539.69	6,539.69	Work Completed		
	Transformers	1470	1	LS	14,648.79	14,533.48	14,533.48	14,533.48	Work Completed		

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>			
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	Obligated	Expended		
TX21-P003-060 SHERMAN	Interior Modernization: Weatherization, generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	180	DU	890,479.52		890,479.52	890,479.52	Work completed
	Exterior Dwelling Modernization paint, screens, generally includes painting, roof, doors, windows, siding masonry, foundation, screens.	1460	180	DU	190,197.41		190,197.41	190,197.41	Work completed
	Site Improvements: Landscaping, Sidewalk	1450	1	LS	112,803.07		112,803.07	112,803.07	Work completed
	Appliances	1465	1	LS	1,500.00		1,500.00	1,500.00	Work completed
	Asbestos Abatement	1460	1	LS	2,964.11		2,964.11	2,964.11	Work completed
	Demolition	1485	1	LS	75,202.03		75,202.03	75,202.03	Work completed
	Relocation	1495	1	LS	500.00		500.00	500.00	Work completed
	TX21-P003-070 SUN PLAZA	Transformers	1470	1	LS	27,637.00		27,637.00	27,637.00
Interior Modernization: GFIs	1460	1	LS	14.40		14.40	14.40	Work completed	
TX21-P003-080 CHELSEA	Transformers	1470	1	LS	76,311.00	87,205.00	87,205.00	87,205.00	Work completed
	A/E Fees and Costs	1430	1	LS	10,500.00	0.00			
	Non-Dwelling (Comm. Bldg): Painting	1470	1	LS	2,425.00		2,425.00	2,425.00	Work completed
TX21-P003-100 SALAZAR	Interior Dwelling Modernization: Weatherization Generally includes cabinets, painting, floors, elect., plumbing, doors, fixtures, hardware. Interior Dwelling Modernization and Energy Conservation Measures (ECM)	1460	1	DU	1,122,959.62	1,433,155.80	1,433,155.80	1,433,155.80	Work completed
	Exterior Dwelling Modernization: win., pnt, screens. Generally includes painting, roof, doors windows, siding masonry foundation, screens	1460	283	DU	169.96		169.96	169.96	Work completed
	Site Improvement: Landscaping, sidewalks	1450	1	LS	120,962.20	90,486.63	90,486.63	90,486.63	Work completed
	Transformers	1470	1	LS	29,156.80		29,156.80	29,156.80	Work completed
	Appliances	1465	1	LS	51,951.03	5,451.25	5,451.25	5,451.25	Work completed
	Asbestos	1460	1	LS	505,414.78	546,603.32	546,603.32	546,603.32	Work completed
	A/C Replacement	1460	160	DU	45,751.40		45,751.40	45,751.40	Work completed
	A/E Fees and Costs	1430	1	LS	95,000.00	53,785.00	53,785.00	53,785.00	Work completed
	Relocation	1495	80	LS	20,000.00	8,250.00	8,250.00	8,250.00	Work completed

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: TX21-P003-50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
TX21-P003-110 GUILLEN	Exterior Modl / A/C Replacement Transformers	1460	130	DU	71,039.76	74,890.00	74,890.00	74,890.00	Work completed
		1470	1	LS	9,793.00		9,793.00	9,793.00	Work completed
TX21-P003-140 CRAMER	Transformers	1470	1	LS	23,593.00		23,593.00	23,593.00	Work completed
TX21-P003-180 SANDOVAL	Transformers A/E Fees and Costs	1470	1	LS	14,452.44	14,267.00	14,267.00	14,267.00	Work completed
		1430			0.00	7,150.00	7,150.00	7,150.00	Work completed
TX21-P003-230 EISENHOWER	Community Center in Compliance with ADA Requirements, kitchen and parking area. Transformers A/E Fees and Costs Exterior Modernization/ A/C Replacement Drainage & Site Improvement Appliances	1470	1	LS	637,316.63	568,428.48	568,428.48	568,428.48	Work completed
		1470	1	LS	20,093.85		20,093.85	20,093.85	Work completed
		1430	1	LS	79,334.00	74,702.50	74,702.50	74,702.50	Work completed
		1460	18	DU	3,422.70	0.00			
		1450	1	LS	252,681.58	250,418.43	250,418.43	250,418.43	Work completed
1465	260	DU	778.10	0.00					
TX21-P003-260 FATHER PINTO	Exterior Dwelling Modernization; screens, sliding doors A/E Fees and Costs	1460	113	DU	176,828.21	148,448.66	148,448.66	148,448.66	Work completed
		1430	1	LS	7,035.00		7,035.00	7,035.00	Work completed
TX21-P003-270 WEBBER	Transformers	1470	1	LS	4,029.37	3,070.01	3,070.01	3,070.01	Work completed
TX21-P003-280 GONZALEZ	Exterior Mod / A/C Replacement	1460	36	DU	17,890.64	15,900.00	15,900.00	15,900.00	Work completed
TX21-P003-290 ROBINSON	Transformers	1470	1	LS	7,874.70	7,186.00	7,186.00	7,186.00	Work completed
TX21-P003-300 KING	Transformers	1470	1	LS	6,678.61	5,895.99	5,895.99	5,895.99	Work completed

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50101</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2001</b>		
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	Obligated	Expended	
TX21-P003-131 MACHUCA	Site Improvements: Landscaping, sidewalks	1450	1	LS	21,932.20	50,945.36	50,945.36	50,945.36	Work completed
	Exterior Modernization: painting	1460	1	LS	447.47		447.47	447.47	Work completed
TX21-P003-301 MACHUCA	Site Improvements: Landscaping, sidewalks	1450	1	LS	96,067.80	138,934.71	138,934.71	138,934.71	Work completed
TX21-P003-310 BAIRD	Transformers	1470	1	LS	4,959.00		4,959.00	4,959.00	Work completed
TX21-P003-320 TRUMAN	Transformers	1470	1	LS	4,475.00		4,475.00	4,475.00	Work completed
TX21-P003-370 WESTFALL	Transformers	1470	1	LS	3,869.88	3,869.87	3,869.87	3,869.87	Work completed
TX21-P003-390 BAINES	Transformers	1470	1	LS	7,845.49	7,168.00	7,168.00	7,168.00	Work completed
TX21-P003-391 GRAHAM	Transformers	1470	1	LS	20,387.00		20,387.00	20,387.00	Work completed
TX21-P003-550 SCATTERED SITES	Ext Mod / A/C Replacement	1460	60	DU	7,214.00	0.00			

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: TX21-P003-50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA - WIDE	Non-Dwelling Office Furniture Equipment	1475	1	LS	120,550.98	22,330.01	22,330.01	22,330.01	Purchases completed - PHA Wide
	Non-Dwelling Capitalized Equipment	1475	1	LS		221,554.20	221,554.20	221,554.20	Purchases completed - PHA Wide
	Non-Dwelling Maint. Equip. (Non-expendable)	1475	1	LS	24,958.10	9,830.14	9,830.14	9,830.14	Purchases completed - PHA Wide
	Non-Dwelling - Computers / D.P., Playground	1475	1	LS	105,136.91	39,283.49	39,283.49	39,283.49	Purchases completed - PHA Wide
	Non-Dwelling Automotive Equipment	1475	1	LS	160,434.54	49,729.64	49,729.64	49,729.64	Purchases completed - PHA Wide
	Non-Dwelling Equipment (Expendable)	1475	1	LS	11,763.83	25,945.28	25,945.28	25,945.28	Purchases completed - PHA Wide
PHA - WIDE	Appliances	1465	1	LS	1,070.87		1,070.87	1,070.87	Work completed
PHA - WIDE	Central Bldg Repairs: Flooring, painting	1470	1	LS	245,540.86	212,631.89	212,631.89	212,631.89	Work completed
PHA-WIDE	OPERATIONS- Amount not to exceed Annual Grant Amt	1406	1	LS	1,639,878.00		1,639,878.00	1,639,878.00	Work completed
	SECURITY	1408	1	LS	303,250.00	482,630.11	482,630.11	482,630.11	Security for all EPHA sites
	RESIDENT SERVICES	1408	1	LS	0.00				
	YOUTH SERVICES	1408	1	LS	80,011.35		80,011.35	80,011.35	Work completed
	TRAINING	1408	1	LS	156,494.74	171,092.36	171,092.36	171,092.36	Training in all areas of HUD Regulations PHA Wide
	SOFTWARE	1408	1	LS	108,104.52	89,874.55	89,874.55	89,874.55	Installation of new software
	PERSONNEL	1408	1	LS	1,864.16		1,864.16	1,864.16	Internal Control Update for PHAS
	PROFESSIONAL SERVICES	1408	1	LS	353,456.61	374,333.57	374,333.57	374,333.57	Internal Control Updates for PHAS and for the installation of the new software
	PHAS	1408	1	LS	0.00				

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: <b>TX21-P003-50101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>			
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	Obligated	Expended	
PHA - WIDE	Administration (Subject to 10% per year limitation):								
	Administration - Salaries	1410	1	LS	1,067,772.48		1,067,772.48	1,067,772.48	Salaries for CFP work completed
	Benefits - FICA, Pension, Health Ins.	1410	1	LS	0.00				
	Publications	1410	1	LS	5,402.88		5,402.88	5,402.88	Publications for CFP work completed
	Sundry (Advertisement)	1410	1	LS	0.00				
	Worker's Comp / TEC	1410	1	LS	21,670.07		21,670.07	21,670.07	Worker's compensation claims
PHA - WIDE	Fees and Costs	1430	1	LS	133,363.89	102,542.57	102,542.57	102,542.57	Work completed
	Contingency	1502	1	LS	0.00				
PHA - WIDE	MOD USED FOR DEVELOPMENT: Acquisition / New Construction	1499	1	LS	350,330.28	341,480.28	341,480.28	341,480.28	Work completed
	Worker's Comp / Health	1460	1	LS	0.00	88,434.69	88,434.69	88,434.69	Work completed
PHA - WIDE	TRANSFORMERS	1470	1	LS	0.00				

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant N TX21-P003-50101 Replacement Housing Factor Grant No.			Federal FY of Grant: 2001		
Development Number Name / HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-001 Alamito	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-002 Tays	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-003 Tays	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-150 Tays	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-006 Sherman	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-070 Sun Plaza		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-080 Chelsea		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-100 Salazar	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-110 Guillen		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-140 Cramer		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-180 Sandoval		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-230 Eisenhower	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003260 Father Pinto	30-Jun-02		30-Jun-03	30-Jun-05		30-Jun-04	
TX21-P003-270 Webber		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-280 Gonzalez		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-290 Robinson		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-300 King		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-131 Machuca		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-301 Machuca		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-310 Baird		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-320 Truman		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-370 Westfall		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-390 Baines		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	
TX21-P003-391 Graham		30-Jun-02	30-Jun-03		30-Jun-05	30-Jun-04	

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

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: TX21-R003-50101</b>	Federal FY of Grant: <b>2001</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement / Revision Number 2	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements   Soft Costs				
	Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	400,609	400,609	400,609	400,609
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	400,609	400,609	400,609	400,609
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 Compliance				
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Signature of Executive Director

Signature of Public Housing Director

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50101</b>				Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX3 - 065	Mod Used for Development. New Construction of detached family dwelling units. (5 units) 5268 Pete Payan Drive 5264 Pete Payan Drive 5260 Pete Payan Drive 5256 Pete Payan Drive 5252 Pete Payan Drive	1499	5 DU	400,609.00		400,609.00	400,609.00	Work completed as per Cost development Budget per HUD approved
Capital Fund Program Tables Page 2 of 3								

400,609.00      0.00      400,609.00      400,609.00

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50101</b>			Federal FY of Grant: 2001
Development Number Name / HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX3 - 065	30-Jun-05			30-Jun-06		31-Mar-05	

**Annual Statement/Performance and Evaluation Report (REVISED)**

PRA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS Grant Type and Number FFY of Grant: **2002**

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement/Revision Number 3  
 Performance and Evaluation Report for Program Year Ending 12/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost	
		Original	Revised		Expended	
1	Total Non-CGP Funds					
2	1406 Operations	\$ 1,083,054.00	\$ 1,780,788.30	\$ 1,780,788.30		\$ 1,083,054.00
3	1408 Management Improvements	917,979.00	352,329.57	352,329.57		343,941.14
4	1410 Administration	1,026,000.00	1,026,000.00	1,026,000.00		1,026,000.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	599,245.96	501,770.77	501,770.77		473,249.89
8	1440 Site Acquisition					
9	1450 Site Improvement	474,128.36	835,809.07	835,809.07		700,798.86
10	1460 Dwelling Structures	2,806,101.30	3,905,415.29	3,905,415.29		3,524,776.41
11	1465.1 Dwelling Equipment-Nonexpendable	216,466.10	177,524.39	177,524.39		156,111.59
12	1470 Nondwelling Structures	1,352,653.37	1,183,417.76	1,183,417.76		1,108,537.64
13	1475 Nondwelling Equipment	1,020,414.60	253,821.15	253,821.15		251,881.38
14	1485 Demolition	84,590.68	247,468.70	247,468.70		247,468.70
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	26,000.00	30,200.00	30,200.00		28,700.00
18	1499 Development Activities	600,000.00	-	-		-
19	1501 Collateralization or Debt Services					
20	1502 Contingency	87,911.63	-	-		-
21	<b>Amount of Annual Grant (Sum of Lines 2 - 20 )</b>	<b>\$ 10,294,545.00</b>	<b>\$ 10,294,545.00</b>	<b>\$ 10,294,545.00</b>		<b>\$ 8,944,519.61</b>
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	109,775.14	117,926.81	117,926.81		117,926.81
25	Amount of line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures	-				

Signature of Executive Director

Signature of Public Housing Director

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name		Grant Type and Number		FFY of Grant: 2002				
HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS		TX12-P003-010						
Number/Name HA-Wide	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-010 ALAMITO	Roofing	1460	1 BLDG		7,300.00	7,300.00		Work in progress
TX 21-P003-020 TAYS	Exterior Modernization includes Window Replacement, A/C Replacement	1460	311 DU		31,534.43	31,534.43	31,534.43	Work Completed
TX21-P003-030 TAYS	Exterior Modernization includes Window Replacement, A/C Replacement	1460	30 DU		36,659.16	36,659.16	36,659.16	Work Completed
TX21-P003-060 Sherman	A/E Fees and Costs	1430	1 LS	\$88,078.40	83,695.72	83,695.72	83,695.72	Work Completed
	Interior Modernization - Weatherization, cabinets, painting, flooring electrical plumbing, heating and cooling, doors, plumbing fixtures, door hardware.	1460	76 DU	\$878,772.32	955,513.08	955,513.08	955,513.08	Work Completed
	Exterior Modernization - Windows, screens, security screen doors, exterior doors, exterior painting	1460	1 LS	\$186,022.19	218,991.96	218,991.96	172,697.49	Work in progress
	Site Improvements - Landscaping, sidewalks replacement, area lighting, rock wall repairs	1450	1 LS	\$211,451.26		211,451.26	195,674.77	Work in progress
	Asbestos Abatement	1460	1 LS		1,121.20	1,121.20	1,121.20	Work Completed
	Appliances	1465	76 DU	\$60,900.00	60,900.02	60,900.02	60,900.02	Work Completed
	Demolition	1485	1 LS	\$84,590.68		84,590.68	84,590.68	Work Completed
	Relocation	1495	120 DU	\$26,000.00	30,200.00	30,200.00	28,700.00	Work in progress
TX21-P003-060 Sherman	Interior Modernization-weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, plumbing fixtures, door hardware.	1460	75 DU	\$1,256,434.18	1,042,300.50	1,042,300.50	1,042,300.50	Work Completed
	Site Improvements-landscaping, sidewalk replacement, area lighting.	1450	1 LS		146,197.23	146,197.23	146,197.23	Work Completed
	Asbestos Abatement	1460	1 LS		1.56	1.56	1.56	Work Completed
	Exterior Modernization-windows, screens, security screen doors, exterior doors, exterior painting.	1460	1LS		172,778.53	172,778.53	172,778.53	Work Completed
	Appliances	1465	75 DU		45,600.00	45,600.00	45,600.00	Work Completed
	Demolition	1485	1 LS		139,818.01	139,818.01	139,818.01	Work Completed
TX21-P003-090 Dewetter	HVAC Replacement	1460	1 LS		5,995.27	5,995.27		Work in progress
TX21-P003-100 Salazar	Interior Modernization-weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, plumbing fixtures, door hardware.	1460	83 DU	\$40,000.00	426,193.01	426,193.01	277,682.02	Work in progress
	Asbestos Abatement	1460	1 LS		122,856.57	122,856.57	45,164.14	Work in progress
	A/E Fees and Costs	1430	1 LS		2,354.60	2,354.60		Work in progress
	Site Improvements: Landscaping, sidewalks	1450	1 LS		41,696.04	41,696.04		Work in progress
TX21-P003-131 Machuca	Site Improvement-Landscaping, sidewalks, rock wall repairs, fencing.	1450	1 LS		93,337.30	93,337.30	92,629.40	Work in progress
	Interior Modernization-Drywall replacement, interior painting, flooring.	1460	1 LS		24,599.21	24,599.21		Work in progress
	A & E Fees and Costs	1430	1 LS		6,364.37	6,364.37	4,286.48	Work in progress
	Asbestos Abatement	1460	1 LS		12,199.65	12,199.65	8,188.94	Work in progress

\$0.00      \$2,832,249.03      \$3,708,207.42      \$4,004,249.36      \$3,625,733.36

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS		Grant Type and Number		FFY of Grant: 2002				
Development Number/Name	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-014 Cramer	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	1 LS	\$0.00	9,105.65	9,105.65	9,105.65	Work Completed
	Site Improvements, includes soil stabilization and landscaping.	1450	1 LS	\$3,081.10	116,838.68	116,838.68	101,838.68	Work in progress
	Nondwelling Structures- Construction of Community Bldg. M&M Interior Modernization	1470	1 BLDG	\$635,889.00	508,614.85	508,614.85	494,974.92	Work in progress
	Asbestos Abatement	1460	1 LS		110.75	110.75	110.75	Work Completed
	Non-Dwelling Appliances	1475	1 LS		3,600.00	3,600.00	3,600.00	Work Completed
	Demolition	1485	1 LS		10,560.04	10,560.04	10,560.04	Work Completed
	A/E Fees and Costs	1430	1 LS	\$34,926.00	20,916.11	20,916.11	20,267.73	Work in progress
	M & M Building	1470	1 LS		30,000.00	30,000.00		Work in progress
	Appliances	1465	26 DU	\$747.00	532.00	532.00	532.00	Work Completed
	TX21-P003-150 Tays	Exterior Modernization - Replacement windows, A/C Replacement	1460	18 DU		3,033.22	3,033.22	3,033.22
TX21-P003-018 Sandoval	Interior Modernization, includes heating and cooling and roofing.	1460	224 DU	\$2,395.52	2,720.48	2,720.48	2,720.48	Work Completed
	Site Improvements, includes landscaping and handrails.	1450	224 DU	\$57,137.00	61,994.64	61,994.64	61,481.96	Work in progress
	Site Improvements - Utilities	1450			50,000.00	50,000.00		Work in progress
	Appliances	1465	46 DU	\$37,253.00	2,884.40	2,884.40	2,884.40	Work Completed
TX21-P003-023 Eisenhower	Non Dwelling Improvements, include HVAC, floors, and ADA requirements	1470	1 LS	\$24,000.00	0.00			
	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	2 DU	\$363.38	30,549.43	30,549.43	30,534.61	Work in progress
	Asbestos Abatement	1460	1 BLDG	\$20,000.00	5,879.70	5,879.70	5,879.70	Work completed
	Exterior Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS		10,492.00	10,492.00		Work in progress
	Appliances	1465	65 DU	\$6,500.00	5,125.16	5,125.16	5,125.16	Work completed
	A/E Fees and Costs	1430	1 LS		9,595.25	9,595.25	6,270.00	Work in progress
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$90,164.37	164,329.96	164,329.96	152,920.26	Work in progress
TX21-P003-026 Father Pinto	Exterior Dwelling Repairs, sliding doors, upgrade smoke and heat detectors.	1460	1 BLDG	\$146,527.00	142,744.00	142,744.00	142,744.00	Work completed
	Appliances	1465	20 DU	\$5,650.00	1,545.71	1,545.71	1,545.71	Work completed
	A & E Fees and costs	1430	1 LS		10,256.00	10,256.00		Work in progress
	Interior Bldg. Repair M&M	1470	1 LS		6,341.58	6,341.58		Work in progress

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS		Grant Type and Number CITY OF EL PASO TEXAS TX21-P003-030		Total Estimated Cost		Total Actual Cost		FFY of Grant: 2002
Number/Name HA-Wide	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Obligated	Expended	Status of Work
				Original	Revised			
TX21-P003-029 Robinson	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	184 DU	\$260.42		260.42	260.42	Work completed
	A/E Fees and Costs	1430	1 LS	\$159,810.00	104,804.00	104,804.00	104,804.00	Work completed
	Site Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	\$20,000.00	23,053.96	23,053.96	22,228.86	Work in progress
	Exterior Modernization - Exterior painting	1460	2 BLDG	\$19,000.00	16,590.54	16,590.54	16,590.54	Work completed
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$14,600.00	688.00	688.00	688.00	Work completed
	Appliances	1465	20 DU	\$7,684.00	6,790.10	6,790.10	6,790.10	Work completed
TX21-P003-030A King	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	152 DU	\$22.45	15,455.55	15,455.55	22.45	Work in progress
	A & E Fees and Costs	1430	1 LS		3,702.01	3,702.01		Work in Progress
	Exterior Mod. / A/C Replacement	1460	152 DU	\$134,272.32	0.00			
	Asbestos Abatement	1460	1 DU	\$15,000.00	0.00			
	Site Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	\$82,000.00	0.00			
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	\$19,000.00	0.00			
	Appliances	1465	152 DU	\$17,732.10	2,299.00	2,299.00	2,299.00	Work completed
TX21-P003-301 MACHUCA	Site Improvements	1450	1 LS		6,026.44	6,026.44	6,026.44	Work completed
TX21-P003-310 Baird	Appliances	1465	24 DU	12,000.00	10,848.00	10,848.00	10,848.00	Work completed
TX21-P003-035 Pooley	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	138 DU	111.40	8,856.51	8,856.51	1,902.23	Work in progress
	HVAC Replacement	1460	1 LS		14,650.00	14,650.00		Work in progress
	Site Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	10,000.00	3,045.72	3,045.72	3,045.72	Work completed
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	20,000.00	0.00			
	Appliances	1465	75 DU	41,000.00		41,000.00	19,587.20	Work in progress

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS		Grant Type and Number		FFY of Grant: 2002				
Development Number/Name	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX21-P003-038 Williams	Interior Modernization, includes weatherization, cabinets, painting, flooring, electrical, plumbing, heating and cooling, doors, fixtures, hardware, Energy Conservation Measures (ECM), windows, screens, siding, exterior walls, foundations, and roofing.	1460	24 DU	12,663.62	0.00			
	Site Improvements, includes utilities, sidewalks, streets, parking, landscaping, lighting and fencing.	1450	1 LS	40,459.00	0.00			
	Nondwelling Improvements, includes building repairs to interior and exterior, roofing and systems.	1470	1 LS	30,000.00	0.00			
	Appliances	1465	24 DU	26,000.00	0.00			
	A/C Replacement	1460	1 DU	528.50		528.50	528.50	Work completed
TX21-P003-039A George W. Baines	Nondwelling Structures - Construction of Community Bldg.	1470	1 BLDG	519,000.00	441,033.62	441,033.62	437,572.67	Work in progress
	Site Improvements	1450	1 LS	50,000.00	71,675.80	71,675.80	71,675.80	Work completed
	Non-Dwelling Equipment	1475	1 LS		10,000.00	10,000.00	10,000.00	Work completed
	Fees and Costs	1430	1 BLDG	86,864.56	92,444.18	92,444.18	86,287.43	Work in progress
	Demoition	1485	1 LS		12,499.97	12,499.97	12,499.97	Work completed
	Appliances	1465	10 DU	1,000.00	0.00			
TX21-P003-430 SCATTERED SITES	Exterior Modernization - Window Replacement (emergency)	1460	1 DU		4,000.00	4,000.00		Work in progress
PHA-WIDE	Fees and Costs	1430	1 LS	229,567.00	167,638.53	167,638.53	167,638.53	Work Completed
PHA-WIDE	Contingency	1502	1 LS	87,911.63	0.00			
	Worker's Compensation	1460	1 LS	93,728.00	592,886.41	592,886.41	567,702.81	Health/Worker's Comp Claims
PHA-WIDE	<b>Development Activities</b> MOD used for Development for construction of nine (9) dwelling units	1499	1 LS	600,000.00	0.00			
TX21-P003-0222 CADC BLDG	CADC Building Repairs	1470	1 LS		22,409.75	22,409.75	22,381.79	Work in progress

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name		Grant Type and Number		FFY of Grant: 2002				
HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS		TX04P00050100		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number/Name	General Description of Major Work Categories	Development Account	Quantity	Original	Revised	Obligated	Expended	
PHA-WIDE	<b>Non-Dwelling Equipment:</b>							
	Non-Dwelling Equipment: Off. furn. & equip.	1475	1 LS	196,386.87	13,832.83	13,832.83	13,832.83	Purchases in progress
	Non-Dwelling Maint. Equip:non-expendable	1475	1 LS	121,692.17	5,117.92	5,117.92	5,117.92	Purchases completed
	Non-Dwelling Equip/Computers/DP, Playground	1475	1 LS	362,406.00	204,837.99	204,837.99	204,837.99	Purchases completed
	Non-Dwelling Equipment - Automotive	1475	1 LS	181,447.00	0.00			
	Non-Dwelling Capitalized Equipment	1475	1 LS		18,665.01	18,665.01	6,725.24	Capitized Equipment Completed
	Non-Dwelling Equipment - Expendable	1475	1 LS	29,657.56	7,767.40	7,767.40	7,767.40	Purchases completed
	Resident Computer Lab	1475	1 LS	128,825.00	0.00			
PHA-WIDE	<b>Operations</b>							
	Operations - Amount not to exceed 20%	1406	1 LS	1,083,054.00	1,780,788.30	1,780,788.30	1,083,054.00	Administrative Operations
PHA-WIDE	<b>Management Improvements</b>							
	Management Improvements - Amount not to exceed 20%							
	Resident Services	1408	1 LS	116,250.00	0.00			
	Youth Services	1408	1 LS	106,250.00	90,329.38	90,329.38	90,329.38	Youth Tutoring Services
	Training	1408	1 LS	192,724.86	79,758.04	79,758.04	79,730.04	Training in all areas of Management PHA Wide
	Software	1408	1 LS	126,250.00	37,257.70	37,257.70	37,257.70	Work completed
	Personnel	1408	1 LS	56,250.00	0.00			
	Professional Services	1408	1 LS	210,479.00	27,057.64	27,057.64	18,697.21	Consulting, Training-PHA Wide
	PHAS	1408	1 LS	0.00				
	Security	1408	1 LS	109,775.14	117,926.81	117,926.81	117,926.81	Security for all EPHA sites
PHA-WIDE	<b>Administration - Amount not to exceed 10%</b>							
	Salaries	1410	1 LS	784,071.83	204,833.89	204,833.89	204,833.89	Work completed
	Benefits: FICA, Pension, Insurance	1410	1 LS	101,505.17	0.00			
	Salaries - Indirect Cost	1410	1 LS		693,663.00	693,663.00	693,663.00	Work completed
	Other Admin. Indirect Cost	1410	1 LS		32,432.53	32,432.53	32,432.53	Work completed
	Publications	1410	1 LS	12,497.00	0.00			
	Sundry (Advertisement)	1410	1 LS	15,380.00	355.83	355.83	355.83	Advertisement for MOD
	Workers Comp/Texas	1410	1 LS	112,546.00	94,714.75	94,714.75	94,714.75	W/C Claims

Capital Fund Program Tables

Page 6 of 7

\$4,047,447.60      \$3,409,339.02      \$3,409,339.02      \$2,691,276.52

**Annual Statement/Performance and Evaluation Report (REVISED)**

PHA Name		Grant Type and Number			FFY of Grant: <b>2002</b>		
HOUSING AUTHORITY OF THE CITY OF EL PASO, TEXAS							
Number/Name HA-Wide Activities	ALL FUND OBLIGATED (Quarter Ending Date)			ALL FUNDS EXPENDED (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX21-P003-001	Alamito			30-Jun-04		30-Jun-05	
TX21-P003-002	Tays			30-Jun-04		30-Jun-05	
TX21-P003-003	Tays			30-Jun-04		30-Jun-05	
TX21-P003-006	Sherman	30-Jun-04		30-Jun-04		30-Jun-05	
TX21-P003-009	Dewetter			30-Jun-04		30-Jun-05	
TX21-P003-010	Salazar	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-131	Machuca			30-Jun-04		30-Jun-05	
TX21-P003-014	Cramer	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-150	Tays			30-Jun-04		30-Jun-05	
TX21-P003-018	Sandoval	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-023	Eisenhower	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-260	Father Pinto	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-029	Robinson	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-0300	King	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-0301	Machuca			30-Jun-04		30-Jun-05	
TX21-P003-031	Baird	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-035	Pooley	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-038	Williams	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-039A	Baines	30-Jun-04		30-Jun-04	30-Jun-05		
TX21-P003-430	Scattered Sites			30-Jun-04		30-Jun-05	
	Central Bldg. (CADC)			30-Jun-04		30-Jun-05	
PHA-WIDE		30-Jun-04		30-Jun-04		30-Jun-05	

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

PHA Name HOUSING AUTHORITY OF THE CITY OF EL PASO	Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: TX21-R003-50102</b>	Federal FY of Grant: <b>2002</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters / Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement / Revision Number 2	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Unobligated
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -- Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	535,996	535,996	95,600	##
19	1502 Contingency (may not exceed 8% of line 19)				
	<b>Amount of Annual Grant (Sum of Lines ....)</b>	535,996	535,996	95,600	##
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 Compliance				
	Amount of line 03 Related to Security - Soft Costs				
	Amount of line XX Related to Security - Hard Costs				
	Amount of line 10 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Services				

Signature of Executive Director \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

**Part II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50102</b>			Federal FY of Grant: 2002			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
TX3-066 Baines Quadrplexes	Mod Used for Development. New Construction of detached family dwelling units.	1499	8 DU	400,784.00				Work in progress - per cost development budget - HUD approved
TX3 - 065	Balance to complete 10 units at Ruben Heights  ( funds combined with CFPR501-00 and CFPR501-01) Development Cost Budget HUD approved	1499		163,064.00	135,212.00	95,600.04	92,991.79	Work in progress 10 units Investment Builders Contractor as per HUD approved Cost Development Budget
Capital Fund Program Tables Page 2 of 3								

563,848.00      135,212.00      95,600.04      92,991.79

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

PHA NAME: HOUSING AUTHORITY OF THE CITY OF EL PASO				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>TX21-R003-50102</b>			
Development Number Name / HA -Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
TX3-065	06/30/04			06/30/05		03/31/05	
TX3-066	06/30/04			06/30/05	06/30/06		

Federal FY of Grant: 2003

Reasons for Revised Target Dates

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

PHA Name: Housing Authority of the City of El Paso	Grant Type and Number Capital Fund Program Grant No: TX21P00350103 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: 02  
 Performance and Evaluation Report for Period Ending: 12/31/04     
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		%	Total Actual Cost	
		Original	Revised		Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations	\$ 1,684,638.20	\$ 1,684,638.20	\$ 1,684,638.20	\$ 1,684,638.20	
3	1408 Management Improvements	1,510,000.00	1,510,000.00	1,250,000.00		156,707.94
4	1410 Administration	842,319.00	842,319.00	835,303.00		804,936.64
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	135,000.00	29,800.56	8,350.00		8,350.00
8	1440 Site Acquisition	580,000.00	564,400.20	564,400.20		564,400.20
9	1450 Site Improvement	446,994.00	269,677.77	73,516.77		73,516.77
10	1460 Dwelling Structures	2,183,450.80	3,226,961.27	1,933,648.58		1,442,466.77
11	1465.1 Dwelling Equipment—Nonexpendable	70,728.00	22,154.00			
12	1470 Nondwelling Structures	445,000.00	30,000.00			
13	1475 Nondwelling Equipment	193,240.00	193,240.00	90,980.00		9,534.66
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	81,821.00	0.00			
18	1499 Development Activities	0.00	0.00			
19	1501 Collateralization or Debt Service					
20	1502 Contingency	250,000.00	50,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 8,423,191.00	\$ 8,423,191.00	\$ 6,440,836.75	\$ 4,744,551.18	
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	600,000.00	1,100,000.00	1,100,000.00		156,395.94
25	Amount of Line 21 Related to Security – Hard Costs	500,000.00		500,000.00		379,979.00
26	Amount of line 21 Related to Energy Conservation Measures	505,391.46		505,391.46		30,323.00

Signature of Executive Director

Signature of Public Housing Director

form HUD 50075 ( 7/2003 )

\$1,871,354.00      \$ -  
Bal From \$10,294,545      Bal From \$8,423,191