

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

PHA Plans for the Crystal City Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**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: Crystal City Housing Authority

PHA Number: TX105

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

Public Access to Information

Name: Jose L. Lopez, Executive Director

Phone: 830-374-3433

Email: ccha@prodigy.com

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: (state mission here)

The Housing Authority's mission is to service the needs of low-income, very low-income and extremely low-income families in the Public Housing Authority's jurisdiction and to (1) increase availability of decent, safe, sanitary and affordable housing in its communities; (2) ensure equality opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. In addition, the Housing Authority will strive to upgrade sub-standard housing through modernization, which will build stronger and healthier communities while promoting economic independence.

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: *PHA conducts regular meetings with RAB, holds meetings with entire resident community and coordinates sporting activities for resident youth.*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
PHA has provided training to commissioners and staff to keep them current on changes in HUD rules and regulations. Also provide training to RAB members on safety and other areas of concern.
 - Renovate or modernize public housing units: *Electrical upgrades, asbestos removal and painting, etc. through out PHA communities on an on-going basis.*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: *The PHA provided voucher mobility counseling to new participants at briefings and current participants during recertification interview.*
 - Conduct outreach efforts to potential voucher landlords: *The PHA conducted regular landlord orientations and this will continue on an on-going basis.*
 - Increase voucher payment standards: *The Crystal City Housing Authority has requested a waiver from HUD Washington, D.C. Section 8 Office and has been granted a waiver to reduce our payment to 90% due to our severe funding shortage.*
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: *PHA has created a non-profit to provide this service to their residents.*
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - *43 units (20% of baseline 0 215 vouchers) have been approved by HUD as Project Based Vouchers, which have been attached to Villa Hermosa Apartments (tax credit development).*

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: *This is an on-going activity and is achieved through our Tenant Selection process.*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *This is an on-going activity and achieved through our Tenant Selection process.*
 - Implement public housing security improvements: *The PHA continues to maintain a good working relationship with its security service and has implemented many improvements that have resulted in a more peaceful and safe environment for our residents. For example, security provides daily reports on incidents and we meet with security on a daily basis to discuss concerns and provide solutions or alternatives so that they will not become crisis or get out of hand. Money generated from Capital Funds Program.*
 - 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: *The PHA continues to collaborate with the local workforce board and other employment agencies to assist our residents in finding employment and also to assist them in training and receiving educational opportunities so that they can achieve self-sufficiency. Our PHA has applied for an apprenticeship program (Ross-Grant) and a youth build program to help our residents attain their goal in becoming self-sufficient.*
 - Provide or attract supportive services to improve assistance recipients' employability: *The PHA continues to collaborate with the local workforce board and other employment agencies to assist our residents in finding employment and also to assist them in training and receiving educational opportunities so that they can achieve self-sufficiency. Our PHA has applied for an apprenticeship program (Ross-Grant) and a youth build program to help our residents attain their goal in becoming self-sufficient.*

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. *The PHA continues to assist elderly or families with disabilities with providing and attracting supportive services as needed.*
- 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: *The PHA will continue to take all steps in order to ensure Equal Housing Opportunity to all of our clients. This is an on-going activity.*
 - 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: *The PHA will continue to take all steps in order to ensure Equal Housing Opportunity to all of our clients. This is an on-going activity.*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *The PHA will continue to take all steps in order to ensure Equal Housing Opportunity to all of our clients. This is an on-going activity.*
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[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 Crystal City Housing Authority has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

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

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

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

The most important challenges to be met by the Crystal City Housing Authority during FYB 2007 include:

- *Identification of management needs to enable PHA staff to prepare for major upcoming changes in the Operating Fund rule. (i.e. Project-Based Accounting, Asset Management, Cost Allocation Planning, and software upgrades.)*

- *Increase the peaceful and safe environment by providing security service to its public housing residents;*
- *Preserve and improve the public housing stock through the Capital Funds activities.*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*

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

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>
Annual Plan	
ii. Executive Summary	1
iii. Table of Contents	3
1. Housing Needs	8
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	24
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	35
10. Conversions of Public Housing	36
11. Homeownership	37
12. Community Service Programs	39
13. Crime and Safety	41
14. Pets (Inactive for January 1 PHAs)	43
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	43
17. Asset Management	44
18. Other Information	44

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 (*tx105a01*)
- FY 2007 Capital Fund Program Annual Statement (*tx105b01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other
 - *Deconcentration and Income Mixing Requirements (tx105c01)*
 - *Description of Community Service Requirements Implementation (tx105d01)*
 - *Description of Pet Policy (tx105e01)*

- *Progress in Meeting 5-Year Plan (tx105f01)*
- *Criteria for Substantial Deviation and Significant Amendment (tx105g01)*
- *Project Based Voucher Program(tx105h01)*
- *Resident Member on the PHA Governing Board (tx105i01)*
- *Membership of Resident Advisory Board (tx105j01)*

Optional Attachments:

- PHA Management Organizational Chart (*tx105k01*)
- FY 2007 Capital Fund Program 5 Year Action Plan (*tx105l01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - *2006 Annual Statement (tx105m01)*
 - *2005 Performance and Evaluation Report (tx105n01)*
 - *2004 Performance and Evaluation Report (tx105o01)*

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Section 8 rent determination (payment standard) policies <input 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 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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
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
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- - ability	Supply	Quality	Access- - ibility	Size	Location
Income <= 30% of AMI	116	3	3	3	1	2	2
Income >30% but <=50% of AMI	29	3	3	3	1	2	2
Income >50% but <80% of AMI	165	3	3	3	1	2	2
Elderly	179	3	3	3	1	2	2
Families with Disabilities	25	3	3	3	1	2	2
Caucasian (non-Hispanic)	88	3	3	3	1	2	2
Black/African American (non-Hispanic)	4	3	3	3	1	2	2
Hispanic	2292	3	3	3	1	2	2
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- 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)
 - 1990 Census Data

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	25		25
Extremely low income <=30% AMI	20	80%	
Very low income (>30% but <=50% AMI)	5	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	13	52%	
Elderly families	1	4%	
Families with Disabilities	0	0%	
White/Hispanic	24	96%	
Black/African American	1	4%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	12	48%	
2 BR	8	32%	
3 BR	2	8%	
4 BR	3	12%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - *Modernize units to improve marketability and improve customer satisfaction.*

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)
 - *The Housing Authority will attach 43 vouchers under the Section 8 Project Based Certificate/Voucher program to a tax credit 60 unit development to help ensure affordability.*

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: *N/A*

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: *N/A*

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund <i>(subject to pro-ration)</i>	785,936.00	<i>As submitted per HUD 52723 (1-1-07-12-31-07)</i>
b) Public Housing Capital Fund	466,735.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	530,631.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self- Sufficiency Grants		
h) Community Development Block Grant		
i) HOME	514,800.00	Other (remodeling program)
Other Federal Grants (list below)		
<i>Youthbuild</i>	400,000.00	Public housing supportive services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>2006 Capital Funds (funds unavailable until after 6/30/06)</i>	466,735.00	Public housing capital improvements
<i>2005 Capital Funds (as of 6/30/06)</i>	258,824.44	Public housing capital improvements
3. Public Housing Dwelling Rental Income	207,710.00	Public housing operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$3,631,371.44	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - *At time application is submitted.*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - *Citizenship status, social security documentation.*

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: *No applications accepted first week of each month. Applications accepted Tuesdays and Thursdays from second week of month till end of month. Cut off for application intakes is 4:30 p.m.*
- PHA development site management office
- Other (list below)

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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) *N/A*

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

2 Date and Time

Former Federal preferences:

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

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials (*orientation*)
- 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) *N/A*

- 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) *N/A*

- 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)

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
 Other (describe below)
 - *Current and former landlord name and mailing address*
 - *Participants last known mailing address*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office: *No applications accepted first week of each month. Applications accepted Tuesdays and Thursdays from second week of month till end of month. Cut off for application intakes is 4:30 p.m.*
- 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:

- *At times when the housing stock of available units is low.*

(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) *N/A*

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

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

2 Date and Time

Former Federal preferences

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

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

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

- Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
 - Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *N/A*
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- *Loss of or waiting on Federal, State or local assistance;*
- *If the family would be evicted due to minimum rent requirement;*
- *Reduction in family income, including loss of employment;*
- *Increase in family expenses such as education, childcare, transportation, medical expenses, etc.;*
- *Death in family.*

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?

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

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

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)

- *The PHA will follow the mandatory Earned Income Disallowance (EID) regulatory requirements.*

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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)
 - *Due to severe financial burden due to HUD funding constraints*

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

- 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)

- *The PHA will follow the mandatory Earned Income Disallowance (EID) regulatory requirements.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. *(tx105k01)*
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	288	15
Section 8 Vouchers	215	10
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A
Farm Labor	26	2

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)

- *Work Order System*
- *Pest Eradication Policy*
- *Maintenance Plan*
- *Uniform Inspection System*
- *Admissions and Occupancy Policy*
- *Admissions and Occupancy Procedures Manual*
- *Fair Housing Policy*
- *Grievance Procedures*
- *Tenant Selection and Assignment Plan*
- *Handicapped Policy*
- *Termination and Eviction*
- *Transfer and Transfer Waiting List*
- *Resident Initiative*
- *Section 3 Plan*
- *Pet Policy for Families*
- *Pet Policy for Elderly*
- *Procurement Policy and Procedures*
- *Personnel Policy*

(2) Section 8 Management: (list below)

- *Section 8 Administrative Plan*
- *Section 8 Procedures Manual*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below: *N/A*

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: *N/A*

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) tx105b01

-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 (tx105101)

-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) *N/A*

1. Development name:

2. Development (project) number:

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description *N/A*

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description *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.

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

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description *N/A*

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

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

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: *N/A*

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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? 25/01/01

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>M.R.G.D.C.</i>	<i>100</i>	<i>Waiting List</i>	<i>MRGDC</i>	<i>Both</i>
<i>S.W.T.J.C – GED</i>	<i>28</i>	<i>Int. persons</i>	<i>SWTJC – CO Center</i>	<i>Both</i>
<i>MET</i>	<i>20</i>	<i>Waiting List</i>	<i>MET</i>	<i>Both</i>
<i>Summer Youth</i>	<i>50</i>	<i>Int. persons</i>	<i>MRGDC</i>	<i>Both</i>
<i>Popeye Soccer League</i>	<i>150</i>	<i>Int. persons</i>	<i>CCHA</i>	<i>Both</i>
<i>MHMR</i>	<i>50</i>	<i>Waiting List</i>	<i>MHMR</i>	<i>Both</i>
<i>Skillastics Program</i>	<i>40</i>	<i>Registration</i>	<i>CCHA/SWTJC</i>	<i>Both</i>
<i>Salvation Army</i>	<i>50</i>	<i>Registration</i>	<i>Community Wide</i>	<i>Both</i>

(2) Family Self Sufficiency program/s N/A

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2007 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? *N/A*

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

Description of Community Service requirements implementation is included as attachment (tx105d01)

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)

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)
- *All developments*

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)
 - *CCHA has an in house security*

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

C. Coordination between PHA and the police

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

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

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

- *All developments*

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

PHAs eligible for FY 2005 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 2005 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)]

Description of Pet Policy (*tx105e01*)

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? *N/A*
If yes, how many unresolved findings remain? ____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? *N/A*
If not, when are they due (state below)?

17. PHA Asset Management

[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) **N/A**
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply) **N/A**
 - 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 *N/A*

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) *N/A*

- 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) *N/A*

- 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) *State of Texas*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- *Reduce vacancies in Public Housing*
 - *Modernize units*
 - *Expand the Voucher Program*
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- *To preserve and rehabilitate the City's existing housing stock primarily for extremely low, very low and low-income families (0-90 percent of median income;*
 - *To expand economic opportunities in the community particularly for lower income residents;*
 - *To continue to encourage and support non-profit organizations in seeking additional funding sources and assist them in obtaining such funding whenever possible.*

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

Annual Statement (*See attachment tx105b01*) Capital Fund Program (CFP) Part I: Summary

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

Original Annual Statement

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

Annual Statement (*See attachment tx105b01*)
Capital Fund Program (CFP) Part II: Supporting Table

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

Annual Statement (*See attachment tx105b01*)

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<i>(See attachment tx105101)</i>				
Total estimated cost over next 5 years				

Attachment: tx105a01

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

Adopted by Board of Commissioners

Resolution No.: _____

Date of Adoption: _____

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

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

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

A. Economic De-concentration:

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

Implementation may include one or more of the following options:

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

B. Income Targeting

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

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

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

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx105b01

Annual Statement /Performance and Evaluation Report 10/17/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Crystal City	Grant Type and Number: Capital Fund Program No: TX59P10550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
---	--	--

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	46,311.00			
3	1408 Management Improvements	73,704.00			
4	1410 Administration	37,000.00			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	52,069.00			
10	1460 Dwelling Structures	232,651.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	3,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$466,735.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	21,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report

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

10/17/2006

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		46,311.00				
	Total 1406			46,311.00				
	Management Improvements							
	Computer Software	1408		3,300.00				
	Resident Initiatives Coordinator	1408		21,000.00				
	Benefits	1408		9,000.00				
	Security	1408		40,404.00				
	Total 1408			73,704.00				
	Administration (Limited to 10% of Grant Total)							
	Modernization Coordinator	1410		28,000.00				
	Benefits	1410		5,000.00				
	Supplies	1410		1,000.00				
	Advertising	1410		1,500.00				
	Travel, training	1410		1,500.00				
	Total 1410			37,000.00				
	Audit	1411		2,000.00				
	Total 1411			2,000.00				
	Fees and Costs							
	Architect/engineer	1430		5,000.00				
	Update Annual Agency Plan/consortium fees	1430		5,000.00				
	Total 1430			10,000.00				

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

10/17/2006

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Site Improvements (Continued with REAC items*)							
*	Sidewalk repairs	1450		45,000.00				
*	Trim trees/seed grass	1450		5,000.00				
*	Fence repairs	1450		2,069.00				
	Subtotal 1450			52,069.00				
HA Wide	Dwelling Structures (Continued with REAC items*)							
*	Water heaters	1460	20	4,000.00				
*	Force Account Labor	1460	8	82,776.00				
*	Smoke detectors	1460	60	2,400.00				
*	Replace broken EI Covers	1460	150	600.00				
*	Replace GFI	1460	100	5,000.00				
*	Quick release window units	1460	60	14,000.00				
*	Repair breaker boxes	1460	25	475.00				
*	Paint outside of units	1460	15 units	7,500.00				
*	Repair heater pipes	1460	15	2,000.00				
*	Repair window sills	1460	15	2,125.00				
*	Replace lavatories	1460	15	4,725.00				
	Subtotal 1460			125,601.00				
	Dwelling Equipment - Non-Expendable							
	Ranges	1465	15	5,000.00				
	Refrigerators	1465	15	5,000.00				
	Total 1465			10,000.00				
	Non-Dwelling Equipment							
	CPU computer hardware		2	3,000.00				
	Total 1475			3,000.00				
	TOTAL HA - Wide			\$349,685.00				

Attachment: tx105c01
 Crystal City Housing Authority
 Deconcentration and Income Mixing Analysis Results

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Scattered Sites		C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	
L. Gutierrez Courts	20	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.	

Attachment tx105d01
Crystal City Housing Authority
IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

Description of the Community Service Policy

The Crystal City Housing Authority Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Crystal City Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps to Implement Requirement

The Crystal City Housing Authority has made modifications in the lease agreements with the residents to include the community service requirement. The CCHA has provided written notification to our residents regarding the requirement or exempt status of each adult member. The CCHA has in place cooperative agreements with our local welfare and other agencies to assist us in verifying our resident's status.

Programmatic Aspect of the Requirement

The type of activities that our residents are subject to perform for community service includes but is not limited to:

- Clerical, custodial, maintenance, recreational, service oriented, tutoring, etc.
- Below find the list of partner agencies that are collaborating with the Crystal City Housing Authority.
- The residents are advised of their non-compliance and are given an opportunity to cure this impediment.

List of Providers

Crystal City Independent School District

This includes but not limited to:

- Tomas Rivers
- Benito Juarez
- Grammer (Polytech)
- High School
- Junior High School

Non-Profits:

Local Churches

Local Churches with a high population:

Catholic Church
Templo Emanuel

Casitas Cash

Adult Day Care

La Paloma
Las Sendas
Nutrition Center

Day Care

Ninos De Crystal

City of Crystal City

This includes the library, office and maintenance

Crystal City Housing Authority

Office and maintenance

Community Service Implementation Report:

Number of tenants performing community service: 2

Number of tenants granted exemptions: 250

Number of tenants in non-compliance: 26

Attachment: tx105e01
Crystal City Housing Authority
Description of Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A refundable pet deposit of \$100.00 is required (except elderly/disabled).

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.*

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

Attachment: tx105f01
Crystal City Housing Authority
Progress in Meeting 5-Year Plan Goals

The Crystal City Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2006. Goals are either completed or on target for completion as scheduled.

Concerning modernization, the PHA has done substantial renovation in all of its developments. Currently TX-1 through TX-6 have had all of the exterior work done such as replacing rotted or old siding, fascia & sophist and painting. Currently TX-6 is the last development left to be done. Work has been contracted out to do removal and reconstruction of sidewalks, erosion control and landscaping work in TX-1 & 5 and has been completed. Additional work has been contracted out for the same type of work for TX-1, 3 & 7. That work will be completed by December 2006.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through our security department. Our effort to keep our residents safe from crime and violence has been very successful. The CCHA has a very good working relationship with our local law enforcement agencies.

Concerning improving the quality of life, the PHA has strengthened its community network by working with its partners in offering referral services to our residents.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

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

Attachment: tx105g01
Crystal City Housing Authority
Criteria for Substantial Deviation and Significant Amendment

A. Substantial Deviation from the 5-Year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

Attachment: tx105h01
Crystal City Housing Authority
Section 8 Project Based Voucher Program

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.

Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Based Program. Yes No

If yes:

Projected number of units: **43**

General location(s) (eligible census tracts or areas within eligible census tracts):

Qualified census tract - #9501,9502 and 9503

How is this action consistent with the PHA Plans? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

Project based vouchers are consistent with the PHA Plans as they increase the housing needs opportunities for residents and also increase the housing stock.

Attachment: tx105i01
Crystal City Housing Authority
Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: *Currently vacant.*
To be filled by Mayor Hernandez 10-24-06 (Board of Commissioners meeting).

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **Two year term.**

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

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

B. Date of next term expiration of a governing board member: **December 15 2006**

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

Honorable Mayor Norma Hernandez – Mayor-City of Crystal City

Attachment: tx105j01
Crystal City Housing Authority
Membership of the Resident Advisory Board or Boards

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

Maria Herminia Velasquez

Jesusa Hernandez

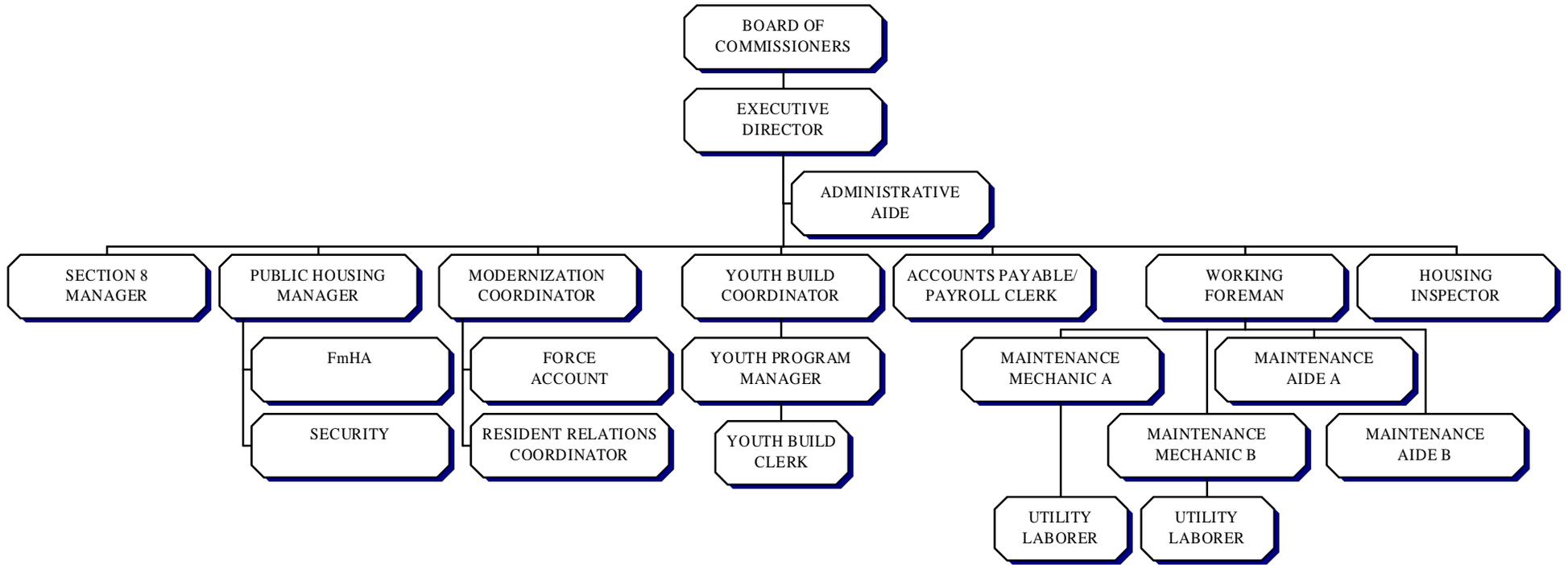
Mildred Nava

Angel Urrabazo

CRYSTAL CITY HOUSING AUTHORITY

Organizational Chart

tx105k01



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

10/17/2006

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008		
2007	Development Name/Number	Major Work Categories	Estimated Cost
	PHA WIDE	OPERATIONS 1406	46,311.00
SEE	PHA WIDE	MANAGEMENT IMPROVEMENTS 1408	
		SOFTWARE	800.00
		RESIDENT INITIATIVE COORDINATOR	21,000.00
		BENEFITS	9,000.00
ANNUAL		SECURITY	40,404.00
	PHA WIDE	ADMINISTRATION 1410	
		MOD COORDINATOR / CONSULTANT	28,000.00
STATEMENT		BENEFITS	5,000.00
		SUPPLIES	1,000.00
		ADVERTISEMENT	1,500.00
		TRAVEL / TRAINING	1,500.00
	PHA WIDE	AUDIT 1411	2,000.00
	PHA WIDE	FEES / COST 1430	
		A/E PROFESSIONAL SERVICES	5,000.00
		UPDATE AGENCY PLAN	5,000.00
	PHA WIDE	WATER HEATERS 1460	4,000.00
		RANGES 1465	5,000.00
		REFRIGERATORS 1465	5,000.00
		COMPUTER SOFTWARE 1408	2,500.00
		CPU HARDWARE 1475	3,000.00
		A/C HEATER INSTALLATION 1460	68,550.00
		WINDOW REPLACEMENT 1460	20,000.00
		UPGRADE ELECTRICAL SYSTEM FOR A/C 1460	17,500.00
		8 FORCE ACCOUNT LABOR 1460	82,776.00
		SMOKE DETECTORS 1460	2,400.00
		QUICK RELEASE WINDOW UNITS 1460	14,000.00
		TRIM TREE / GRASS SEEDING 1450	2,500.00
		REPLACE FRONT DOORS 1460	15,000.00
		REPAIR FENCING AT PERIMETER OF HA PROPERTY 1450	4,500.00
		REPAIR SIDEWALKS AND CURBING 1450	44,744.00
		REPAIR / PAINT UTILITY CLOSETS (OUTSIDE) 1460	8,750.00
		ESTIMATED CAPITAL FUNDS TOTAL - 2008	\$ 466,735.00

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

10/17/2006

Activities for Year 1	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		Estimated Cost
2007	Development Name/Number	Major Work Categories	
SEE	PHA WIDE	OPERATIONS 1406	46,311.00
	PHA WIDE	MANAGEMENT IMPROVEMENTS 1408	
		SOFTWARE	800.00
ANNUAL		RESIDENT INITIATIVE COORDINATOR	25,000.00
		BENEFITS	9,000.00
		SECURITY	43,500.00
STATEMENT	PHA WIDE	ADMINISTRATION 1410	
		MOD COORDINATOR / CONSULTANT	28,000.00
		BENEFITS	5,000.00
		SUPPLIES	1,000.00
		ADVERTISEMENT	1,500.00
		TRAVEL / TRAINING	1,500.00
	PHA WIDE	AUDIT 1411	2,000.00
	PHA WIDE	FEES / COST 1430	
		A/E PROFESSIONAL SERVICES	3,000.00
		UPDATE AGENCY PLAN	5,000.00
	PHA WIDE	WATER HEATERS 1460	4,000.00
		RANGES 1465	5,000.00
		REFRIGERATORS 1465	5,000.00
		PROVIDE GROUND GRADING FOR PROPER GRADING 1450	17,500.00
		QUICK RELEASE WINDOW UNITS 1460	14,000.00
		REPAIR SIDEWALKS AND CURBING 1450	39,000.00
		INSTALL A/C AND HEATING SYSTEM 1460	68,550.00
		REMOVE AND REPLACE WINDOW WITH ENERGY EFFICIENT 1460	10,323.00
		UPGRADE ELECTRICAL SYSTEM FOR A/C 1460	17,500.00
		8 FORCE ACCOUNT LABOR 1460	82,776.00
		SMOKE DETECTORS 1460	2,400.00
		REPAIR / PAINT UTILITY CLOSETS (OUTSIDE) 1460	4,500.00
		RESTRIPE ALL SIDEWALKS AND PARKING AREAS - HANDICAP 1450	3,000.00
		PROVIDE SCREEN DUMPSTER PADS 1450	3,575.00
		TERMITE AND ROACH EXTERMINATION 1460	9,500.00
	TX06	REMOVE AND REPLACE TILE AT 5 UNITS 1460	8,500.00
		ESTIMATED CAPITAL FUNDS TOTAL - 2009	\$466,735.00

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

10/17/2006

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost
SEE	PHA WIDE	OPERATIONS 1406	46,311.00
	PHA WIDE	MANAGEMENT IMPROVEMENTS 1408	
		SOFTWARE	800.00
ANNUAL		RESIDENT INITIATIVE COORDINATOR	25,000.00
		BENEFITS	9,000.00
		SECURITY	43,500.00
STATEMENT	PHA WIDE	ADMINISTRATION 1410	
		MOD COORDINATOR / CONSULTANT	28,000.00
		BENEFITS	5,000.00
		SUPPLIES	1,000.00
		ADVERTISEMENT	1,500.00
		TRAVEL / TRAINING	1,500.00
	PHA WIDE	AUDIT 1411	2,000.00
	PHA WIDE	FEES / COST 1430	
		A/E SERVICES	3,000.00
		UPDATE AGENCY PLAN	5,000.00
	PHA WIDE	WATER HEATERS 1460	4,000.00
		RANGES 1465	5,000.00
		REFRIGERATORS 1465	5,000.00
		TRUCK PURCHASE 1475	17,500.00
		QUICK RELEASE WINDOW UNITS 1460	12,000.00
		REPAIR SIDEWALKS AND CURBING 1450	27,500.00
		REMOVE AND REPLACE WINDOW WITH ENERGY EFFICIENT 1460	22,500.00
		A/C-- HEATER INSTALLATION 1460	69,500.00
		UPGRADE ELECTRICAL SYSTEM FOR A/C 1460	17,500.00
		8 FORCE ACCOUNT LABOR 1460	82,776.00
		SMOKE DETECTORS 1460	2,273.00
		REPAIR / PAINT UTILITY CLOSETS (OUTSIDE) 1460	4,500.00
		RESTRIPE ALL SIDEWALKS AND PARKING AREAS - HANDICAP 1450	3,000.00
		PROVIDE SCREEN DUMPSTER PADS 1450	3,575.00
		TERMITE AND ROACH EXTERMINATION 1460	10,500.00
		REMOVE AND REPLACE TILE AT 5 UNITS 1460	8,000.00
		ESTIMATED CAPITAL FUNDS TOTAL - 2010	\$ 466,735.00

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

10/17/2006

Activities for Year 1	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost
SEE	PHA WIDE	OPERATIONS 1406	46,311.00
	PHA WIDE	MANAGEMENT IMPROVEMENTS 1408	
		SOFTWARE	800.00
ANNUAL		RESIDENT INITIATIVE COORDINATOR	25,000.00
		BENEFITS	9,000.00
		SECURITY	43,500.00
STATEMENT	PHA WIDE	ADMINISTRATION 1410	
		MOD COORDINATOR / CONSULTANT	28,000.00
		BENEFITS	5,000.00
		SUPPLIES	1,000.00
		ADVERTISEMENT	1,500.00
		TRAVEL / TRAINING	1,500.00
	PHA WIDE	AUDIT 1411	2,000.00
	PHA WIDE	FEES / COST 1430	
		A/E SERVICES	3,000.00
		UPDATE AGENCY PLAN	5,000.00
	PHA WIDE	WATER HEATERS 1460	4,000.00
		RANGES 1465	5,000.00
		REFRIGERATORS 1465	5,000.00
		QUICK RELEASE WINDOW UNITS 1460	12,000.00
		REPAIR SIDEWALKS AND CURBING 1450	27,500.00
		REMOVE AND REPLACE WINDOW WITH ENERGY EFFICIENT 1460	22,500.00
		A/C-- HEATER INSTALLATION 1460	69,500.00
		UPGRADE ELECTRICAL SYSTEM FOR A/C 1460	17,500.00
		8 FORCE ACCOUNT LABOR 1460	82,776.00
		SMOKE DETECTORS 1460	2,273.00
	TX05	REPAIR / PAINT UTILITY CLOSETS (OUTSIDE) 1460	9,500.00
		RESTRIPE ALL SIDEWALKS AND PARKING AREAS - HANDICAP 1450	3,000.00
		CONTINUE TO REPAIR UTILITY AND PAINT	3,575.00
		TERMITE AND ROACH EXTERMINATION 1460	5,500.00
		REMOVE AND REPLACE TILE AT 5 UNITS 1460	8,000.00
	TX07	CLEAN AND PAINT / REPAIR EXTERIOR	17,500.00
		ESTIMATED CAPITAL FUNDS TOTAL - 2011	\$466,735.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx105m01

Annual Statement /Performance and Evaluation Report 10/17/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Crystal City	Grant Type and Number: Capital Fund Program No: TX59P10550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
---	---	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	46,311.00			
3	1408 Management Improvements	67,244.00			
4	1410 Administration	39,000.00			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	12,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	268,380.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,800.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	21,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$466,735.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	38,444.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report

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

10/17/2006

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		46,311.00				
	Total 1406			46,311.00				
	Management Improvements							
	Software	1408		800.00				
	Resident Initiatives Coordinator	1408		20,000.00				
	Benefits	1408		8,000.00				
	Security	1408		38,444.00				
	Total 1408			67,244.00				
	Administration (Limited to 10% of Grant Total)							
	Modernization Coordinator	1410		28,000.00				
	Benefits	1410		7,000.00				
	Supplies	1410		1,000.00				
	Advertising	1410		1,500.00				
	Travel, training	1410		1,500.00				
	Total 1410			39,000.00				
	Audit	1411		2,000.00				
	Total 1411			2,000.00				
	Fees and Costs							
	Architect/Engineering fees	1430		7,000.00				
	Update Annual Agency Plan/consortium fees	1430		5,000.00				
	Total 1430			12,000.00				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx105n01

Annual Statement /Performance and Evaluation Report 10/17/2006
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Crystal City	Grant Type and Number: Capital Fund Program No: TX59P10550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	---	-------------------------------------

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **6/30/06**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	75,667.00		75,667.00	75,667.00
3	1408 Management Improvements	60,444.00		42,644.35	42,644.35
4	1410 Administration	24,000.00		16,923.00	16,923.00
5	1411 Audit	2,000.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	5,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	21,144.00		9,816.60	9,816.60
10	1460 Dwelling Structures	256,781.00		84,194.61	42,753.27
11	1465.1 Dwelling Equipment-Nonexpendable	16,000.00		4,396.00	4,396.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	31,430.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$492,466.00		\$233,641.56	\$192,200.22
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	38,444.00		38,444.00	38,444.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

10/17/2006

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550105 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	
HA Wide	Operations	1406		75,667.00		75,667.00	75,667.00	
	Total 1406			75,667.00		75,667.00	75,667.00	Complete
	Management Improvements							
	Replacement computer software	1408		2,500.00		1,500.00	1,500.00	Ongoing
	Resident Initiatives Coordinator	1408		15,500.00		9,550.00	9,550.00	Ongoing
	Benefits	1408		4,000.00		2,200.00	2,200.00	Ongoing
	Security	1408		38,444.00		29,394.35	29,394.35	Ongoing
	Total 1408			60,444.00		42,644.35	42,644.35	
	Administration (Limited to 10% of Grant Total)							
	Modernization Coordinator	1410		15,500.00		12,448.00	12,448.00	Ongoing
	Benefits	1410		4,000.00		2,000.00	2,000.00	Ongoing
	Supplies	1410		1,000.00		1,000.00	1,000.00	Ongoing
	Advertising	1410		1,500.00		500.00	500.00	Ongoing
	Travel, training	1410		2,000.00		975.00	975.00	Ongoing
	Total 1410			24,000.00		16,923.00	16,923.00	
	Audit	1411		2,000.00		0.00	0.00	
	Total 1411			2,000.00		0.00	0.00	
	Fees and Costs							
	Plan update	1430		5,000.00		0.00	0.00	
	Total 1430			5,000.00		0.00	0.00	

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

10/17/2006

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550105 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	
HA Wide	Dwelling Structures							
	Water heaters	1460	16	4,000.00		2,500.00	2,500.00	Ongoing
	Alien vent water heater	1460	30	2,500.00		2,000.00	2,000.00	Ongoing
	Smoke detectors	1460	60	2,400.00		400.00	400.00	Ongoing
	Replace cover plates	1460	150	600.00		0.00	0.00	
	GFIs	1460	100	5,000.00		0.00	0.00	
	Pest extermination	1460	288	30,000.00		10,000.00	0.00	Ongoing
	Replace window locks	1460	250	3,750.00		0.00	0.00	
	Repair dryer vents	1460	75	1,875.00		0.00	0.00	
	Repair cracked windows	1460	50	750.00		0.00	0.00	
	Repaint units	1460	20	6,000.00		4,000.00	0.00	Ongoing
	Repair door/weatherstripping	1460	20	300.00		300.00	300.00	Ongoing
	Repair breaker boxes	1460	25	375.00		375.00	375.00	Ongoing
	Replace breaker boxes	1460	10	2,500.00		2,500.00	2,500.00	Ongoing
	Repair Call for Aid	1460	20	500.00		0.00	0.00	
	Repair window sills	1460	15	1,125.00		1,125.00	1,125.00	Ongoing
	Paint outside units	1460	15	6,375.00		6,375.00	6,375.00	Ongoing
	Repair faucet pipes	1460	10	500.00		0.00	0.00	
	Replace lavatories	1460	15	4,125.00		0.00	0.00	
	Interior painting, patching	1460	18	20,000.00		0.00	0.00	
	Force account labor	1460	8	86,444.00		54,619.61	27,178.27	Ongoing
	Subtotal 1460			179,119.00		84,194.61	42,753.27	
	Dwelling Equipment - Non-Expendable							
	Ranges	1465	15	6,000.00		2,375.00	2,375.00	Ongoing
	Refrigerators	1465	25	10,000.00		2,021.00	2,021.00	Ongoing
	Total 1465			16,000.00		4,396.00	4,396.00	

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

10/17/2006

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550105 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	
HA Wide	Non-Dwelling Equipment							
	Mini-Van (for resident activities)	1475	1	18,500.00		0.00	0.00	
	Replacement computer hardware(CPU)	1475	2	3,000.00		0.00	0.00	
	Gas detector	1475	1	2,230.00		0.00	0.00	
	Subtotal 1475			23,730.00		0.00	0.00	
105-1	Trim trees/grass seeding	1450	32	2,500.00		0.00	0.00	
	Sidewalk repairs	1450	3	3,000.00		3,000.00	3,000.00	Ongoing
	Replace fence	1450	3	2,000.00		2,000.00	2,000.00	Ongoing
	Subtotal 1450			7,500.00		5,000.00	5,000.00	
105-1	Replacement of playground equipment	1475	2	700.00		0.00	0.00	
	Subtotal 1475			700.00		0.00	0.00	
105-2	Trim trees/grass seeding	1450	18	5,000.00		2,816.60	2,816.60	Ongoing
	Sidewalk repairs	1450	3	3,000.00		0.00	0.00	
	Replace fence	1450	3	2,000.00		2,000.00	2,000.00	Ongoing
	Subtotal 1450			10,000.00		4,816.60	4,816.60	
105-2	Replacement of playground equipment	1475	2	7,000.00		0.00	0.00	
	Subtotal 1475			7,000.00		0.00	0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx105o01

Annual Statement /Performance and Evaluation Report 10/17/2006 Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Crystal City	Grant Type and Number: Capital Fund Program No: TX59P10550104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
---	---	-------------------------------------

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **6/30/06**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	46,311.00		46,311.00	46,311.00
3	1408 Management Improvements	50,944.00		50,944.00	50,944.00
4	1410 Administration	41,576.00		41,576.00	41,576.00
5	1411 Audit	2,000.00		2,000.00	2,000.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	28,000.00		28,000.00	28,000.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	8,000.00		8,000.00	8,000.00
10	1460 Dwelling Structures	250,990.00		250,990.00	250,990.00
11	1465.1 Dwelling Equipment-Nonexpendable	21,989.00		21,989.00	21,989.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	2,500.00		2,500.00	2,500.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	10,800.00		10,800.00	10,800.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$463,110.00		\$463,110.00	\$463,110.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	38,444.00		38,444.00	38,444.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	91,163.00		91,163.00	91,163.00

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

10/17/2006

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		46,311.00		46,311.00	46,311.00	
	Total 1406			46,311.00		46,311.00	46,311.00	Complete
	Management Improvements							
	Software	1408		2,500.00		2,500.00	2,500.00	
	Resident Initiatives Coordinator	1408		10,000.00		10,000.00	10,000.00	
	Benefits	1408		0.00		0.00	0.00	
	Security	1408		38,444.00		38,444.00	38,444.00	
	Total 1408			50,944.00		50,944.00	50,944.00	Complete
	Administration (Limited to 10% of Grant Total)							
	Modernization Coordinator	1410		29,799.00		29,799.00	29,799.00	
	Benefits	1410		7,777.00		7,777.00	7,777.00	
	Supplies	1410		1,000.00		1,000.00	1,000.00	
	Advertising	1410		1,500.00		1,500.00	1,500.00	
	Travel, training	1410		1,500.00		1,500.00	1,500.00	
	Total 1410			41,576.00		41,576.00	41,576.00	Complete
	Audit	1411		2,000.00		2,000.00	2,000.00	
	Total 1411			2,000.00		2,000.00	2,000.00	Complete
	Fees and Costs							
	A/E Services	1430		10,000.00		10,000.00	10,000.00	
	Asbestos Consulting Fees - plans/specs/ monitoring (105-3)	1430		10,000.00		10,000.00	10,000.00	
	State of Texas fees for asbestos abatement	1430		3,000.00		3,000.00	3,000.00	
	Update Annual Agency Plan/consortium fees	1430		5,000.00		5,000.00	5,000.00	
	Total 1430			28,000.00		28,000.00	28,000.00	Complete

Annual Statement/Performance and Evaluation Report

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

10/17/2006

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Crystal City		Grant Type and Number: Capital Fund Program No: TX59P10550104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Dwelling Structures							
	Water heaters	1460		4,000.00		4,000.00	4,000.00	
	Subtotal 1460			4,000.00		4,000.00	4,000.00	Complete
	Dwelling Equipment - Non-Expendable							
	Ranges	1465	30	10,419.00		10,419.00	10,419.00	
	Refrigerators	1465	30	11,570.00		11,570.00	11,570.00	
	Total 1465			21,989.00		21,989.00	21,989.00	Complete
	Non-Dwelling Equipment							
	Computer hardware	1475		2,500.00		2,500.00	2,500.00	
	Total 1475			2,500.00		2,500.00	2,500.00	Complete
105-3	Relocation Costs							
	Temporary relocation of residents during abatement	1495		10,800.00		10,800.00	10,800.00	
	Total 1495			10,800.00		10,800.00	10,800.00	Complete

