

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

PHA Plan

Annual Plan for Fiscal Year **2008**

**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: *Brownsville Housing Authority* **PHA Number:** *TX007*

PHA Fiscal Year Beginning: (07/2008)

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 826 Number of S8 units: Number of public housing units:
 Number of S8 units: 2015

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan
 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 Brownsville Housing Authority has implemented “mixed finance tax credits” in order to modernize two (2) of its older developments—specifically, Poinsettia IV/V and the Villa del Sol high rise building. Part of Poinsettia V was demolished and site was used for tax credit housing (Tropical Gardens—100 market rent/58 public housing), while Villa del Sol (200 unit high-rise) was rehabbed using tax credits, 140 of which are public housing and 60 using project-based vouchers. A third tax credit project is currently under construction (Sunset Haven), a 100 unit elderly /disabled development, 30 of which are public housing and 70 using project-based vouchers.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (A)
- FY 2008 Capital Fund Program Annual Statement (B)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (C)
- List of Resident Board Member (D)
- Community Service Description of Implementation (E)
- Information on Pet Policy (J)
- Section 8 Homeownership Capacity Statement, if applicable (F)
- Description of Homeownership Programs, if applicable (G)
- X Violence Against Women Act (K)
- X Assessment of any Demographic Changes in Public Housing Development With Site-Based Waiting Lists (L)
- X Statement About Progress in Meeting 5-Year PHA Plan Mission & Goals (M)

Optional Attachments:

- PHA Management Organizational Chart (H)
- FY 2008 Capital Fund Program 5 Year Action Plan (I)
- 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)

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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
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
	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	508	5	5	2	4	N/A	N/A
Income >30% but <=50% of AMI	250	4	3	2	4	N/A	N/A
Income >50% but <80% of AMI	270	2	3	2	4	N/A	N/A
Elderly	706	5	5	2	4	N/A	N/A
Families with Disabilities	606	5	5	2	4	N/A	N/A
Race/Ethnicity	W/214						
Race/Ethnicity	B/0						
Race/Ethnicity	H/1806						
Race/Ethnicity							

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: 2007-2008
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	733		
Extremely low income <=30% AMI	668	91.1%	
Very low income (>30% but <=50% AMI)	61	8.3%	
Low income (>50% but <80% AMI)	4	.6%	
Families with children	339	46.2%	
Elderly families	394	53.8%	
Families with Disabilities	288	39.3%	
Race/ethnicity	Hispanic	724	
Race/ethnicity	Non-Hispanic	8	
Race/ethnicity	Black	1	
Race/ethnicity	N/A	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 14 Months	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	351		
Extremely low income <=30% AMI	N/A*	N/A*	
Very low income (>30% but <=50% AMI)	N/A*	N/A*	
Low income (>50% but <80% AMI)	N/A*	N/A*	
Families with children	332	94.8%	
Elderly families	13	3.7%	
Families with Disabilities	16	4.6%	
Race/ethnicity	Hispanic	348	
Race/ethnicity	Non-Hispanic	3	
Race/ethnicity	N/A	N/A	
Race/ethnicity	N/A	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	64	18.2%	
2 BR	146	42.6%	

Housing Needs of Families on the Waiting List			
3 BR	130	37.0%	
4 BR	11	3.2%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

* **Pre-Application does not require income information.**

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)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)	N/A	N/A
a) Public Housing Operating Fund	1,812,811	---
b) Public Housing Capital Fund	1,173,102	Public Housing operations, capital improvements, & supportive services.
c) HOPE VI Revitalization	N/A	N/A
d) HOPE VI Demolition	N/A	N/A
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,804,168	---
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	N/A
g) Resident Opportunity and Self-Sufficiency Grants	N/A	N/A
h) Community Development Block Grant	N/A	N/A
i) HOME	N/A	N/A
Other Federal Grants (list below)	N/A	N/A
FSS	-0-	
Homeownership	10,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FFY 2006	921,602	Public Housing operations, capital improvements, & supportive services.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,561,380	Public Housing operations, supportive services.
4. Other income (list below)	N/A	N/A
4. Non-federal sources (list below)	N/A	N/A
Total resources	15,283,063	N/A

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)
Ten (10) business days prior to being housed.
- Other: (describe)

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? **6**

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? **3**

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **3 for Project Based Sites; 1 each for three (3) Tax Credit Sites.**

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

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

(3) Assignment

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

- One

- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

* ***Family wishes to voluntarily transfer to another development.***

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

Date and Time

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.

6 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- 5 Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- 4 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
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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)

Only what is contained in file, such as lease/program violation and previous inspection report information.

(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)

Housing Choice Voucher Program

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

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

As a reasonable accommodation and for families classified as "hard to house."

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

6 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Housing Authority website: www.txbha.com

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:

The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who entitled to public benefits but for Title VI of the Personal Responsibility and Work Opportunity Act of 1996;***
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;***
- c. The family would be evicted as a result of imposing the minimum rent requirement;***

d. *There has been a death in the family; or*

e. *There are other hardship situations by the PHA on a case-by-case basis, ie. alimony, child support,*

f. *Rents set at less than 30% than adjusted income*

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- 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)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

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	826	40
Section 8 Vouchers	2015	205
Section 8 Certificates	-0-	-0-
Section 8 Mod Rehab	45	-0-
Special Purpose Section 8 Certificates/Vouchers (list individually)	-0-	-0-
Public Housing Drug Elimination Program (PHDEP)	-0-	-0-
Other Federal Programs(list individually)	-0-	-0-

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)
Admissions & Continued Occupancy Policy; Maintenance Work Plan; Integrated Pest Management Plan.
- (2) Section 8 Management: (list below)
Section 8 Management Administrative Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (FY2008 Capital Fund Program Annual Statement)

-or-

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

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ***FY2008 Capital fund Program 5-Year Action Plan***

-or-

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

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

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

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

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

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

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Tropical Gardens—Mixed finance tax credit
Villa del Sol—Mixed finance tax credit
Sunset Haven—Mixed finance tax credit

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”,

skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Poinsettia IV/V
1b. Development (project) number:	TX007—04; TX007—05
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(06/01/2008)
5. Number of units affected:	162
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 08/01/2008 b. Projected end date of activity: 03/31/2009

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

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 PLAN NOT REQUIRED FOR ELDERLY/DISABLED PROJECT.

Designation of Public Housing Activity Description
1a. Development name: Sunset Haven 1b. Development (project) number: TX007024
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 checked="" 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: <u>(N/A)</u>
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: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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

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

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Must be a Family Self-Sufficient Participant.

Participant must have been under Housing Choice Voucher contract for at least one (1) year.

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 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? 03/21/01

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 03/01/08)
Public Housing	-0-	-0-
Section 8	No minimum required.	89

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

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

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)

Buena Vida, Las Brisas, Citrus Gardens.

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

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

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

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

Buena Vida, Las Brisas, Citrus Gardens, Linda Vista

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)

Buena Vida, Las Brisas, Citrus Gardens, Linda Vista

D. Additional information as required by PHDEP/PHDEP Plan

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 2008 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)]

The Brownsville Housing Authority has two (2) pet policies—one for families and the other for elderly/disabled. Both policies comply with state and federal regulations concerning the right of residents to maintain pets in their respective dwelling units. Both policies have a required pet deposit.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment

Other: (list below)
Project-Based Management

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

Residents from Las Brisas, Linda Vista and Citrus Gardens commented on recent increase in criminal activity.

Residents from Las Brisas commented on lack of space in learning center.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

The PHA will hire police officers on a short-term basis to help curb criminal activity in the respective developments.

The Capital Fund Program will inquire into the cost and possibility of expanding the learning center at Las Brisas.

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Brownsville, Texas, County of Cameron for FY2005/2006 to FY2009/2010

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)
 - Assisted Housing for the Elderly: The number of units for the elderly is currently being increased in public housing.***
 - Housing Counseling: Homeownership program will provide housing counseling to prospective homeowners.***
 - Homebuyers Assistance: Homeownership program currently provides first time home buyers with down-payment assistance.***
 - New Construction: Nonprofit & homeownership programs are presently making affordable housing available to first time home buyers.***

Other: (list below)

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

City of Brownsville assists in 1) property rehabilitation, 2) street rehabilitation, 3) property acquisitions, 4) engineering/public works services, and 5) law enforcement .

D. Other Information Required by HUD

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

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)]

**DECONCENTRATION
&
INCOME TARGETING
POLICY**

**PUBLIC HOUSING
PROGRAM**

**BROWNSVILLE
HOUSING AUTHORITY**

DECONCENTRATION & INCOME TARGETING POLICY

BROWNSVILLE HOUSING AUTHORITY

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: 1) Economic Deconcentration of public housing developments and 2) Income Targeting to assure that families in the "extremely low" income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements, the PHA must promote these provisions as policies and revise its Admission and Continued Occupancy policies and procedures to comply.

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

A. Economic Deconcentration:

Admission and Continued Occupancy policies are revised to include the PHA's policy of promoting economic deconcentration of its developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

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

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

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 preference 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;
- Ceiling rents;
- 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 eight percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, forty percent (40%) of all new admissions to public housing **on an annual basis** will 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.

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

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

- 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 fourth percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999, through the end of the fiscal year. Following the initial implementation period, the fourth percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- The PHA reserves the option, at anytime, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for HA with both Section 8 and PH).

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

PHA Name: Brownsville Housing Authority	Grant Type and Number: Capital Fund Program Grant No: TX-59-P007501-08 Replacement Housing Factor Grant No:	Federal FY of Grant <p style="text-align: center;">2008</p>
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input type="checkbox"/> Performance and Evaluation Report for Period Ending _____	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations May not exceed 20%	0.00			
3	1408 Management Improvements	16,000.00			
4	1410 Administration May not exceed 10%	10% 117,310.00			
5	1411 Audit	1,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,200.00			
8	1440 Sites Acquisition	110,000.00			
9	1450 Site Improvement	40,000.00			
10	1460 Dwelling Structures	842,092.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	3,000.00			
13	1475 Nondwelling Equipment	4,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	500.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency May not exceed 8%	1% 10,000.00			
21	Amount of Annual Grant: (sum of lines 2-20)	1,173,102.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 related to Security-Soft Costs				
25	Amount of line 21 related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Brownsville PHA
 FFY 2008

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-08 Replacement Housing Factor Grant No:		2008				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Management Improvements Agency Wide	CFP Training	1408		3,000.00				
	Resident Initiatives (Staff support, etc.)			10,000.00				
	Benefits	1408		3,000.00				
				16,000.00				
Administration Agency Wide	May Not Exceed 10% of Total Grant							
	CFP Coordinator	1410		32,962.00				
	CFP Administrative Assistant			29,000.00				
	Central Office Cost Center			27,348.00				
	Benefits			23,000.00				
	Sundry - CFP office expense			5,000.00				
	Total	1410		117,310.00				
Audit	Audit	1411		1,000.00				
Fees & Costs A&E Agency Wide	Inspection Costs (In House)	1430		28,700.00				
	Printing/Advertising Cost			500.00				
	Total	1430		29,200.00				
Site Acquisition	Property Purchases (1440.1)	1440		100,000.00				
	Surveys and Maps (1440.4)			4,000.00				
	Appraisals (1440.5)			2,000.00				
	Title Information (1440.6)			1,000.00				
	Legal Cost - Site (1440.8)			2,000.00				
	Option Negotiations (1440.10)			0.00				
	Current Tax Settlements (1440.12)			0.00				
	Sundry Site Costs (1440.19)			1,000.00				
	Total	1440		110,000.00				
Site Improvement	Repair Sidwalks, Landscaping as needed	1450		40,000.00				
	Sub-Total this Page			313,510.00				

Annual Statement/Performance and Evaluation Report

Brownsville PHA

Part II: Supporting Pages

FFY 2008

Capital Fund Program

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-08 Replacement Housing Factor Grant No:		2008				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007P009 Linda Vista	Dwelling Structures Interior Renovation/Rehab of Units Demolition, Framing, Rough Plumbing, Rough Electrical Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, and Other related items i.e. permits, etc., @ \$31, 925 per Unit	1460	14	446,957.00				
TX007P011 Citrus Annex	Interior Renovation/Rehab of Units Demolition, Framing, Rough & Final Plumbing, Rough & Final Electrical Rough & Final Mechanical, Drywall, Tape & Float, Paint, Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish, Cleaning, etc.	1460	7	230,568.00				
Agency Wide	Roach/Termite Treatment	1460		40,000.00				
Dwelling	CFP vehicle maintenance/upkeep/Gasoline Expense	1460		5,000.00				
Structures	Force Account Benefits i.e. Retire, Life,	1460		119,567.00				
	Subtotal	1460		164,567.00				
Non-Dwelling Structures (AW)	Agency Wide CFP Material Storage	1470		3,000.00				
Non-Dwelling Equipment (AW)	Agency Wide Purchase CFP Tools/Equipment & Safety Equip.	1475		4,000.00				
	Subtotal	1475		4,000.00				
Relocation (AW)	Relocation Cost (Utilities, etc.)	1495.1		500.00				
Contingency	May not exceed 8% of total Grant	1502		10,000.00				
	Total for this page			859,592.00				
	TOTAL FOR CFP FFY 2007			1,173,102.00				

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

Brownsville PHA
 FFY 2008

PHA Name: Brownsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P007501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 007-PO 009 Linda Vista	09/17/10			09/17/12			
TX007P015 Scattered Site	09/17/10			09/17/12			
TX007-P017 Rose Gardens	09/17/10			09/17/12			
Agency Wide: Administration	09/17/10			09/17/12			
Physical Improve(s)	09/17/10			09/17/12			

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

Brownsville PHA
 FFY 2005
 P & E 12-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-05 Replacement Housing Factor Grant No:			2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	May Not Exceed 20% of Total Grant	1406		110,000.00	110,000.00	110,000.00	110,000.00	Complete
Management Improvements	May Not Exceed 20% of Total Grant	1408						
	CFP Staff Training			2,000.00	2,000.00	2,000.00	983.62	On Going
Agency-Wide	Resident Initiatives - (Clerk)			16,000.00	16,000.00	16,000.00	16,000.00	Complete
	Benefits			6,500.00	6,500.00	6,500.00	6,500.00	Complete
	Total	1408		24,500.00	24,500.00	24,500.00	23,483.62	
Administration	May Not Exceed 10% of Total Grant							
Agency Wide	CFP Coordinator	1410		34,379.19	34,379.19	34,379.19	34,379.19	Complete
	CFP Const. Superintendent/Inspector (75%)			28,334.40	28,334.40	28,334.40	28,334.40	Complete
	CFP Administrative Assistant			24,054.05	24,054.05	24,054.05	24,054.05	Complete
	CFP Foreman (50%)			13,768.09	13,768.09	13,768.09	13,768.09	Complete
	Benefits			31,137.41	31,137.41	31,137.41	31,137.41	Complete
	Sundry - CFP office expense			5,754.86	5,754.86	5,754.86	5,754.86	Complete
	Total	1410		137,428.00	137,428.00	137,428.00	137,428.00	
Audit	Audit	1411		1,000.00	1,000.00	1,000.00	1,000.00	Complete
Fees & Costs	Inspection Costs (In House) 25%	1430		18,303.29	18,303.29	18,303.29	18,303.29	Complete
A&E	Printing/Advertising Cost			1,346.71	1,346.71	1,346.71	1,346.71	Complete
	Consultant Fees (Environmental Review)			350.00	350.00	350.00	350.00	Complete
Agency Wide	Total	1430		20,000.00	20,000.00	20,000.00	20,000.00	
Site Improvement	Bougainvillea (7-2) Landscaping/Soil Erosion/Repair-Replace Sidewalks	1450		10,000.00	10,000.00	10,000.00	10,000.00	Complete
Sub-Total this Page				302,928.00	302,928.00	302,928.00	301,911.62	

Annual Statement/Performance and Evaluation Report

Brownsville PHA
 FFY 2005
 P & E 12-30-07

Part II: Supporting Pages
 Capital Fund Program

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-05 Replacement Housing Factor Grant No:				2005		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007-P001 Buena Vida	Dwelling Structures							
	Replace Window Balances	1460	150	10,000.00	10,000.00	10,000.00	0.00	Pending
	Repair Exterior Window Sills		150	10,000.00	9,787.55	9,787.55	9,787.55	Complete
	Replace Exterior Screen Doors		300	32,500.00	32,500.00	32,500.00	268.50	On Going
	Repair Storage Rooms		50	29,371.00	28,326.05	28,326.05	28,326.05	Complete
	Repair Water Heater Closets		124	24,000.00	23,817.65	23,817.65	23,817.65	Complete
	Total for Buena Vida			105,871.00	104,431.25	104,431.25	62,199.75	Move \$1439.75 to 7/8
TX007-P002 Bougainvillea	Dwelling Structures							
	Replace Tub	1460	10	36,000.00	19,089.62	19,089.62	19,089.62	Complete
	Replace Vents (Foundation)	1460	50	2,500.00	2,500.00	2,500.00	0.00	Pending
	Total for Bougainvillea			38,500.00	21,589.62	21,589.62	19,089.62	Move \$16,910.38 to 7/8
TX007-P003 Victoria Gardens	Dwelling Structures							
	Paint Exterior of Units		46	25,099.88	24,367.25	24,367.25	24,367.25	Complete
	Total for Victoria Gardens	1460		25,099.88	24,367.25	24,367.25	24,367.25	Move \$732.63 to 7/8
				169,470.88	150,388.12	150,388.12	105,656.62	

Annual Statement/Performance and Evaluation Report

Brownsville PHA

Part II: Supporting Pages

FFY 2005

Capital Fund Program

P & E 12-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-05 Replacement Housing Factor Grant No:			2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007P008 Las Brisas	Dwelling Structures Comprehensive Modernization of Units (Force Account) Interior Demolition of Walls, Framing, Rough Plumbing, Rough Electrical, Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, Permits & Relocation. Other related items i.e. permits, etc., @ \$30,142 per Unit	1460	30	858,984.12	904,273.58	904,273.58	895,571.32	On Going \$ 1,430.75 from 7/1 \$16,910.38 from 7/2 \$ 732.63 from 7/3 \$26,215.70 from AW
Agency Wide								
Dwelling	CFP vehicle maintenance/upkeep/Gasoline Expense	1460		21,000.00	21,000.00	21,000.00	18,791.50	On Going
Structures	Force Account Benefits i.e. Retire, Life,	1460		300,000.00	273,793.30	273,793.30	238,478.72	On Going
	Subtotal	1460		321,000.00	294,793.30	294,793.30	257,270.22	Move \$26,215.70 to 7/8
	Total for this page			1,179,984.12	1,199,066.88	1,199,066.88	1,152,841.54	

Annual Statement/Performance and Evaluation Report

Brownsville PHA

Part II: Supporting Pages

FFY 2005

Capital Fund Program

P & E 12-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-05			2005			
		Replacement Housing Factor Grant No:						
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Non-Dwelling Structures (AW)	CFP Warehouse/Admn Fac Operation of Whse (not new const.)	1470		10,000.00	10,000.00	10,000.00	10,000.00	Complete
Non-Dwelling Equipment (AW)	Agency Wide CFP Tools and Equipment/Safety equipment	1475		7,000.00	7,000.00	7,000.00	6,948.87	On Going
	Subtotal	1475		7,000.00	7,000.00	7,000.00	6,948.87	
Relocation (AW)	Relocation Cost	1495.1		1,000.00	1,000.00	1,000.00	988.92	On Going
	Sub-Total this Page			18,000.00	18,000.00	18,000.00	17,937.79	
	TOTAL FOR CFP FFY 2005			1,670,383.00	1,670,383.00	1,670,383.00	1,578,347.57	

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

Brownsville PHA
 FFY 2005
 P & E 12-30-07

PHA Name: Brownsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P007501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 007-PO01 Buena Vida	08/17/07			08/17/09			
TX007-P002 Bougainvillea	08/17/07			08/17/09			
TX 007-PO 003 Victoria Gardens	08/17/07			08/17/09			
TX 007-PO 006 Citrus Gardens	08/17/07			08/17/09			
TX007-P008 Las Brisas	08/17/07			08/17/09			
Agency Wide:							
Administration	08/17/07			08/17/09			
Mgmt Improve(s)	08/17/07			08/17/09			
Physical Improve(s)	08/17/07			08/17/09			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Brownsville Housing Authority	Grant Type and Number: Capital Fund Program Grant No: TX-59-P007501-06 Replacement Housing Factor Grant No:	Federal FY of Grant 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement/Revision Number
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-30-07	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	7.46% 110,000.00	110,000.00	80,000.00	80,000.00
3	1408 Management Improvements	25,250.00	25,250.00	9,500.00	6,921.60
4	1410 Administration May not exceed 10%	9.22% 136,000.00	136,000.00	83,000.00	63,460.15
5	1411 Audit	1,000.00	1,000.00	1,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,000.00	21,000.00	17,500.00	14,004.24
8	1440 Sites Acquisition	757,875.00	757,875.00	0.00	0.00
9	1450 Site Improvement	25,000.00	25,000.00	5,000.00	1,136.32
10	1460 Dwelling Structures	383,659.00	383,659.00	342,582.00	122,430.82
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	10,000.00	10,000.00	10,000.00	7,449.21
13	1475 Nondwelling Equipment	5,000.00	5,000.00	5,000.00	2,953.70
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	500.00	500.00	100.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	1,475,284.00	1,475,284.00	553,682.00	298,356.04
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 related to Security-Soft Costs				
25	Amount of line 21 related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Brownsville PHA
 FFY 2006
 P. & E. 12-30-07

PHA Name:		Grant Type and Number		Federal FY of Grant				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-01 Replacement Housing Factor Grant No:		2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	May Not Exceed 20% of Total Grant	1406		110,000.00	110,000.00	80,000.00	80,000.00	On Going
Management Improvements	May Not Exceed 20% of Total Grant	1408						
	CFP Staff Training			2,000.00	2,000.00	1,000.00	49.38	On Going
Agency-Wide	Resident Initiatives			16,500.00	16,500.00	5,500.00	4,390.04	On Going
	Benefits			6,750.00	6,750.00	3,000.00	2,482.18	On Going
	Total	1408		25,250.00	25,250.00	9,500.00	6,921.60	
Administration	May Not Exceed 10% of Total Grant							
Agency Wide	CFP Coordinator	1410		33,000.00	33,000.00	20,000.00	15,090.64	On Going
	CFP Const. Superintendent/Inspector (75%)			26,000.00	26,000.00	18,000.00	13,658.40	On Going
	CFP Administrative Assistant			30,000.00	30,000.00	15,000.00	11,521.57	On Going
	CFP Foreman (50%)			15,000.00	15,000.00	9,000.00	6,963.15	On Going
	Benefits			25,000.00	25,000.00	16,000.00	13,029.96	On Going
	Sundry - CFP office expense			7,000.00	7,000.00	5,000.00	3,196.43	On Going
	Total	1410		136,000.00	136,000.00	83,000.00	63,460.15	
Audit	Audit	1411		1,000.00	1,000.00	1,000.00	0.00	Pending
Fees & Costs	Inspection Costs (In House)	1430		20,000.00	20,000.00	17,000.00	13,567.14	On Going
A&E	Printing/Advertising Cost			1,000.00	1,000.00	500.00	437.10	On Going
Agency Wide	Total	1430		21,000.00	21,000.00	17,500.00	14,004.24	
Site Acquisition	Property Purchases (1440.1)	1440		735,875.00	735,875.00	0.00	0.00	
	Surveys and Maps (1440.4)			10,000.00	10,000.00	0.00	0.00	
	Appraisals (1440.5)			2,000.00	2,000.00	0.00	0.00	
	Title Information (1440.6)			2,000.00	2,000.00	0.00	0.00	Pending
	Legal Cost - Site (1440.8)			2,000.00	2,000.00	0.00	0.00	
	Option Negotiations (1440.10)			5,000.00	5,000.00	0.00	0.00	
	Current Tax Settlements (1440.12)			0.00	0.00	0.00	0.00	
	Sundry Site Costs (1440.19)			1,000.00	1,000.00	0.00	0.00	
	Total	1440		757,875.00	757,875.00	0.00	0.00	
Site Improvement	Agency Wide							
	Soil Erosion, Landscaping, Repair Fencing as needed, Repair/Replace Sidewalk as needed.	1450		25,000.00	25,000.00	5,000.00	1,136.32	On Going
	Sub-Total this Page			1,076,125.00	1,076,125.00	196,000.00	165,522.31	

Annual Statement/Performance and Evaluation Report

Part II: Supporting Pages

Capital Fund Program

Brownsville PHA
 FFY 2006
 P. & E. 12-30-07

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-06 Replacement Housing Factor Grant No:		2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007-P003 Victoria Gardens	Dwelling Structures							
	Repair Roofs (Maintenance) 10 Units = \$5K ea.	1460	5 duplexes	100,000.00	108,000.00	100,000.00	24,700.00	On Going
	Replace Bathroom Tubs (Convert to shower) \$1,200 ea	1460	25	30,000.00	30,000.00	30,000.00	0.00	On Going
	Total for Victoria Gardens	1460		130,000.00	138,000.00	130,000.00	24,700.00	\$8,000.00 from 7/6
TX007P006 Citrus Gardens	Interior Renovation/Rehab of 1 Unit via Force Acct	1460	1	38,000.00	22,959.53	22,959.53	22,959.53	Complete
	Demolition, Framing, Rough Plumbing, Rough Electrical Drywall, Tape & Float (Texture, Latex, Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs). Final Electric, Plumbing, Painting (Oil Base Paint), Repair Roofs (Repair/Maintain any portion of existent roof which appears to be severely damaged). Replace any damaged wood decking, wood fascia and damaged soffit. Paint gravel guards, wood fascias, soffit and adjacent vertical veneer Cleaning and other related items, i.e. permits, etc., @ \$38K							
	Total for Citrus Gardens	1460		38,000.00	22,959.53	22,959.53	22,959.53	
				168,000.00	160,959.53	152,959.53	47,659.53	

Annual Statement/Performance and Evaluation Report

Brownsville PHA
 FFY 2006
 P. & E. 12-30-07

Part II: Supporting Pages
 Capital Fund Program

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-06 Replacement Housing Factor Grant No:		2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007P008 Las Brisas	Dwelling Structures Interior Renovation /Rehab of Units via Force Account Demolition, Framing, Rough Plumbing, Rough Electrical Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, and Other related items i.e. permits, etc., @ \$31, 000 per Unit	1460	2	62,000.00	65,150.29	65,150.29	52,020.49	On Going
TX007P009 Linda Vista	Dwelling Structures Interior Renovation /Rehab of Units via Force Account Demolition, Framing, Rough Plumbing, Rough Electrical Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, and Other related items i.e. permits, etc., @ \$31, 000 per Unit	1460	1	0.00	30,881.29	0.00	0.00	Pending \$ 3,890.18 From 7/6 \$26,991.11 From 7/11
Citrus Annex	Repair (Tile) Roofs as needed	1460		40,000.00	13,008.89	13,008.89	13,008.89	Complete Move \$26,991.11 to 7/9
Agency Wide	Roach/Termite Treatment	1460		15,582.00	20,659.00	18,463.29	9,185.01	On Going
Dwelling	CFP vehicle maintenance/upkeep/Gasoline Expense	1460		10,077.00	5,000.00	5,000.00	556.90	On Going
Structures	Force Account Benefits i.e. Retire, Life,	1460		88,000.00	88,000.00	88,000.00	0.00	On Going
	Subtotal	1460		113,659.00	113,659.00	111,463.29	9,741.91	
	Total for this page			215,659.00	222,699.47	189,622.47	74,771.29	

Annual Statement/Performance and Evaluation Report

Brownsville PHA
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 P. & E. 12-30-07

Part II: Supporting Pages

Capital Fund Program

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-06 Replacement Housing Factor Grant No:		2006				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Non-Dwelling Structures (AW)	CFP Admn Facility/Warehouse Not New Const. (Operation of Facilities)	1470		10,000.00	10,000.00	10,000.00	7,449.21	On Going
Non-Dwelling Equipment (AW)	Agency Wide Purchase CFP Tools/Equipment & Safety Equip. Purchase/Upgrade CFP Hardware	1475		2,500.00	2,500.00	2,500.00	476.27	On Going
	Subtotal	1475		5,000.00	5,000.00	5,000.00	2,953.70	On Going
Relocation (AW)	Relocation Cost Utilities, etc.	1495.1		500.00	500.00	100.00	0.00	On Going
	Sub-Total this Page			15,500.00	15,500.00	15,100.00	10,402.91	
	TOTAL FOR CFP FFY 2006			1,475,284.00	1,475,284.00	553,682.00	298,356.04	

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

Brownsville PHA
 FFY 2006
 P. & E. 12-30-07

PHA Name: Brownsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P007501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 007-PO 003 Victoria Gardens	07/17/08			07/17/10			
TX 007-PO 006 Citrus Gardens	07/17/08			07/17/10		12/30/07	
TX007-P008 Las Brisas	07/17/08			07/17/10			
TX007-P009 Linda Vista	07/17/08			07/17/10			
Agency Wide:							
Administration	07/17/08			07/17/10			
Mgmt Improve(s)	07/17/08			07/17/10			
Physical Improve(s)	07/17/08			07/17/10			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Brownsville Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:TX59R007501-06	Federal FY of Grant 2006
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- | | |
|---|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Revised Annual Statement/Revision Number |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-30-07 | <input type="checkbox"/> Final Performance and Evaluation Report |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration <small>May not exceed 10%</small>				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Sites Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	154,149.00	154,149.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	154,149.00	154,149.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 related to Security-Soft Costs				
25	Amount of line 21 related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Brownsville PHA
 FFY 2006
 P & E 12-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Brownsville Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R007501-06			2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Replacement Housing Factor May Not Exceed 10% of Total Grant							
	CFP Coordinator	1410 (1499)		5,000.00	5,000.00	0.00	0.00	Pending
	CFP Const. Superintendent/Inspector			7,000.00	7,000.00	0.00	0.00	
	Sundry - CFP office expense			500.00	500.00	0.00	0.00	
	Total	1410 (1499)		12,500.00	12,500.00	0.00	0.00	
Fees & Costs	Consultant Fees & Costs	1430 (1499)		30,000.00	30,000.00	0.00	0.00	Pending
A&E	Printing/Advertising Cost			500.00	500.00	0.00	0.00	
	Total	1430 (1499)		30,500.00	30,500.00	0.00	0.00	
Site Acquisition	Property Purchases (1440.1)	1440 (1499)		61,649.00	61,649.00	0.00	0.00	Pending
	Surveys and Maps (1440.4)			10,000.00	10,000.00	0.00	0.00	
	Appraisals (1440.5)			2,000.00	2,000.00	0.00	0.00	
	Title Information (1440.6)			2,000.00	2,000.00	0.00	0.00	
	Legal Cost - Site (1440.8)			2,000.00	2,000.00	0.00	0.00	
	Option Negotiations (1440.10)			5,000.00	5,000.00	0.00	0.00	
	Current Tax Settlements (1440.12)			2,500.00	2,500.00	0.00	0.00	
	Sundry Site Costs (1440.19)			1,000.00	1,000.00	0.00	0.00	
	Total	1440 (1499)		86,149.00	86,149.00	0.00	0.00	
Site Improvement	Agency Wide Contouring, Landscaping, Fencing	1450 (1499)		25,000.00	25,000.00	0.00	0.00	Pending
	Total of RHF Grant			154,149.00	154,149.00			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

Brownsville PHA
 FFY 2006
 P & E 12-30-07

PHA Name: Brownsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R007501-06	Federal FY of Grant: 2006
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor	07/18/08			07/18/10			

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

Brownsville PHA
 FFY 2007
 P & E 12-30-07

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-07 Replacement Housing Factor Grant No:		2007				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	May Not Exceed 20% of Total Grant	1406		90,000.00	90,000.00	0.00	0.00	Pending
Administration Agency Wide	May Not Exceed 10% of Total Grant							
	CFP Coordinator	1410		30,000.00	30,000.00	3,000.00	0.00	On Going
	CFP Const. Superintendent/Inspector (partial)			25,000.00	25,000.00	2,500.00	0.00	On Going
	CFP Administrative Assistant			25,000.00	25,000.00	2,000.00	0.00	On Going
	CFP Foreman (partial)			10,000.00	10,000.00	1,000.00	0.00	On Going
	Benefits			18,000.00	18,000.00	700.00	0.00	On Going
	Sundry - CFP office expense			5,000.00	5,000.00	1,500.00	0.00	On Going
	Total	1410		113,000.00	113,000.00	10,700.00	0.00	
Audit	Audit	1411		1,000.00	1,000.00	0.00	0.00	Pending
Fees & Costs	Inspection Costs (In House)	1430		17,000.00	17,000.00	1,000.00	0.00	On Going
A&E	Printing/Advertising Cost			300.00	300.00	0.00	0.00	Pending
Agency Wide	Total	1430		17,300.00	17,300.00	1,000.00	0.00	
Site Acquisition	Property Purchases (1440.1)	1440		180,000.00	180,000.00	0.00	0.00	Pending
	Surveys and Maps (1440.4)			8,000.00	8,000.00	0.00	0.00	
	Appraisals (1440.5)			2,000.00	2,000.00	0.00	0.00	
	Title Information (1440.6)			2,000.00	2,000.00	0.00	0.00	
	Legal Cost - Site (1440.8)			2,000.00	2,000.00	0.00	0.00	
	Option Negotiations (1440.10)			5,000.00	5,000.00	0.00	0.00	
	Current Tax Settlements (1440.12)			0.00	0.00	0.00	0.00	
	Sundry Site Costs (1440.19)			1,000.00	1,000.00	0.00	0.00	
	Total	1440		200,000.00	200,000.00	0.00	0.00	
	Sub-Total this Page			421,300.00	421,300.00	11,700.00		

Annual Statement/Performance and Evaluation Report

Brownsville PHA

Part II: Supporting Pages

FFY 2007

Capital Fund Program

P & E 12-30-07

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-07 Replacement Housing Factor Grant No:		2007				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX007P009 Linda Vista	Dwelling Structures Interior Renovation /Rehab of Units	1460	17	526,100.00	526,100.00	27,100.00	7,000.00	On Going
	Demolition, Framing, Rough Plumbing, Rough Electrical Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, and Other related items i.e. permits, etc., @ \$30, 947 per Unit			526,100.00	526,100.00	27,100.00	7,000.00	
TX007P015 Scattered Site	Interior Repairs.	1460	1	35,635.00	35,635.00	28,300.00	7,658.00	On Going
TX007P017 Rose Gardens	Paint Interior of Units	1460	32	40,000.00	40,000.00	0.00	0.00	Pending
Agency Wide Dwelling Structures	Roach/Termite Treatment	1460		10,000.00	10,000.00	0.00	0.00	Pending
	CFP vehicle maintenance/upkeep/Gasoline Expense	1460		7,000.00	7,000.00	0.00	0.00	Pending
	Force Account Benefits i.e. Retire, Life,	1460		119,567.00	119,567.00	0.00	0.00	Pending
	Subtotal	1460		136,567.00	136,567.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Brownsville PHA

Part II: Supporting Pages

FFY 2007

Capital Fund Program

P & E 12-30-07

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Brownsville Housing Authority		Capital Fund Program Grant No: TX59P007501-07 Replacement Housing Factor Grant No:		2007				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Non-Dwelling Structures (AW)	CFP Storage Rental (Equipment/Material)	1470		0.00	2,000.00	0.00	0.00	From Contingency \$2K
Non-Dwelling Equipment (AW)	Agency Wide Purchase CFP Tools/Equipment & Safety Equip.	1475		3,000.00	3,000.00	0.00	0.00	Pending
	Subtotal	1475		3,000.00	3,000.00	0.00	0.00	
Relocation (AW)	Relocation Cost (Utilities, etc.)	1495.1		500.00	500.00	0.00	0.00	Pending
Contingency	May not exceed 8% of total Grant	1502		10,000.00	8,000.00	0.00	0.00	\$2,000 to 1470
	Total for this page			751,802.00	749,802.00	55,400.00	14,658.00	
	TOTAL FOR CFP FFY 2007			1,173,102.00	1,173,102.00	67,100.00	14,658.00	

Annual Statement/Performance and Evaluation Report

Brownsville PHA

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

FFY 2007

Part III: Implementation Schedule

P & E 12-30-07

PHA Name: Brownsville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P007501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 007-PO 009 Linda Vista	09/12/09			09/12/11			
TX007P015 Scattered Site	09/12/09			09/12/11			
TX007-P017 Rose Gardens	09/12/09			09/12/11			
Agency Wide: Administration	09/17/08			09/17/11			
Physical Improve(s)	09/17/08			09/17/11			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Brownsville Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:TX59R007501-07	Federal FY of Grant 2007
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- Original Annual Statement Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Period Ending **12-30-07** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration <small>May not exceed 10%</small>				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Sites Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	376,514.00	376,514.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	376,514.00	376,514.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 related to Security-Soft Costs				
25	Amount of line 21 related to Security--Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Brownsville PHA
 FFY 2007
 P & E 12-30-07

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Brownsville Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R007501-06			2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	Replacement Housing Factor							
	May Not Exceed 10% of Total Grant							
	CFP Coordinator	1410 (1499)		6,000.00	6,000.00	0.00	0.00	Pending
	CFP Const. Superintendent/Inspector			8,000.00	8,000.00	0.00	0.00	
	Sundry - CFP office expense			1,000.00	1,000.00	0.00	0.00	
	Total	1410 (1499)		15,000.00	15,000.00	0.00	0.00	
Fees & Costs A&E	Consultant Fees & Costs	1430 (1499)		50,000.00	50,000.00	0.00	0.00	Pending
	Printing/Advertising Cost			1,000.00	1,000.00	0.00	0.00	
	Total	1430 (1499)		51,000.00	51,000.00	0.00	0.00	
Site Acquisition	Property Purchases (1440.1)	1440 (1499)		259,514.00	259,514.00	0.00	0.00	Pending
	Surveys and Maps (1440.4)			10,000.00	10,000.00	0.00	0.00	
	Appraisals (1440.5)			3,000.00	3,000.00	0.00	0.00	
	Title Information (1440.6)			2,000.00	2,000.00	0.00	0.00	
	Legal Cost - Site (1440.8)			2,000.00	2,000.00	0.00	0.00	
	Option Negotiations (1440.10)			5,000.00	5,000.00	0.00	0.00	
	Current Tax Settlements (1440.12)			3,000.00	3,000.00	0.00	0.00	
	Sundry Site Costs (1440.19)			1,000.00	1,000.00	0.00	0.00	
	Total	1440 (1499)		285,514.00	285,514.00	0.00	0.00	
Site Improvement	Agency Wide							
	Contouring, Landscaping, Fencing	1450 (1499)		25,000.00	25,000.00	0.00	0.00	Pending
Total of RHF Grant				376,514.00	376,514.00			

Annual Statement/Performance and Evaluation Report

Brownsville PHA

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

FFY 2007

Part III: Implementation Schedule

P & E 12-30-07

PHA Name: Brownsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R007501-06	Federal FY of Grant: 2006
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Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor	09/12/09			09/12/11			

LIST OF RESIDENT BOARD MEMBER

Ms. Santa Del Angel, Resident Commissioners
2634 Rosalee Avenue, Apt. "N"
Brownsville, TX 78521
Cell: (956) 372-2306

Date of Appointment: 07/31/2006 (to complete unexpired term of former resident commissioner.)

Date of Second Appointment: 03/31/2007

Expiration Date: 03/31/2009

Appointing Official: Mr. Eddie Trevino, Mayor, City of Brownsville, Texas

**LIST OF
RESIDENT BOARD
MEMBER**

COMMUNITY SERVICE IMPLEMENTATION DESCRIPTION BROWNSVILLE HOUSING AUTHORITY

The site-based property managers are responsible for maintaining documentation on the community service requirements for their respective residents. Notices are given to residents at the time of occupancy, and letters were sent to the remaining residents advising them of the community service requirements.

On a quarterly basis, the property managers attend the resident council meetings and remind the residents of the community service requirements.

Number of Eligible PH residents Meeting Requirements Over Past Year. **88**

Number of Eligible PH residents Who Were Not Meeting Requirements Over Past Year. **92**

Actual Actions Taken by Authority Over Past Year Concerning Residents Who Were Not Meeting Requirements, Such as Evictions. **None. Series of Letters have been sent to all residents not meeting requirements.**

Types of Notices and Letters Issues/Sent Out by Authority over Past Year About Community Service Requirements.

Re: Pending Community Service hours

Dear Resident:

This letter serves as a follow up to our meeting held on the 17th of February 2007. In order to be in compliance with your lease you must make up the 90 hours of community service that are deficient. As per our agreement you are to make up those hours within the next three weeks. Failure on your behalf will result in the termination of your lease and you will be asked to vacate your dwelling unit within thirty (30) days.

As head of household you are also responsible for those non-exempt family members that must comply with the community service requirement. Your daughter/son has yet to bring information about her/his exemption. If this office does not receive information about her/his exemption by the end of business day on Tuesday, February 28, 2007, then we will assume that they are not willing to comply and subsequently terminate your lease.

Meetings Held over Past Year By Authority Concerning Requirements. On a quarterly basis, the property managers attend the resident council meetings and remind the residents of the community service (CS) requirements. Also, at each re-exam, residents are reminded about CS requirements.

Number of Residents Currently Meeting CS Exemption Requirements. **362**

February 23, 2007

Resident
2100 Grapefruit
Brownsville, TX 78520

Re: Pending Community Service hours

Dear Resident:

This letter serves as a follow up to our meeting held on the 17th of February 2007. In order to be in compliance with your lease you must make up the 90 hours of community service that are deficient. As per our agreement you are to make up those hours within the next three weeks. Failure on your behalf will result in the termination of your lease and you will be asked to vacate your dwelling unit within thirty (30) days.

As head of household you are also responsible for those non-exempt family members that must comply with the community service requirement. Your daughter/son has yet to bring information about her/his exemption. If this office does not receive information about her/his exemption by the end of business day on Tuesday, February 28, 2007, then we will assume that they are not willing to comply and subsequently terminated your lease.

If you have any questions please do not hesitate to contact me at 956/542-8227.

Sincerely,

Gaby E. Cohen
Property Manager

CC: file

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Brownsville Housing Authority's (BHA) "Voucher Homeownership Program" has been in operation since 2001, with the first move-in in 2003. The program has housed a total of 28 families through this program.

The BHA allows financing that is insured or guaranteed by state or federal government, or that complies with secondary mortgage market underwriting or with generally accepted private sector underwriting standards.

The BHA has adopted the same policy, as defined in HUD's Final Rule, for granting rental vouchers to borrowers who default on conventional mortgages as for those borrowers who default on FHA insured mortgages.

In addition, the BHA collaborates with adjoining jurisdictions to coordinate policies for their Section 8 Homeownership Programs.

The BHA also collaborates with counseling groups that will provide pre- and post-purchase counseling

It also works with lenders to insure that they have suitable products for Section 8 households.

The BHA also identifies lenders who will participate in the program.

Finally, the BHA works with disability organizations to promote homeownership for people with disabilities.

**SECTION 8
HOMEOWNERSHIP
PROGRAM CAPACITY
STATEMENT**

SECTION 8 HOME OWNERSHIP PROGRAM

1. GENERAL PROVISIONS

The Section 8 Homeownership Program of the Brownsville Housing Authority (“BHA”) permits eligible participants in the Section 8 Family Self-Sufficiency (“FSS”) Housing Choice Voucher Program, the option of purchasing a home with their Section 8 assistance rather than renting. The homeownership option is limited to Section 8 Family Self-Sufficiency participants with the exception of elderly/disabled families. Eligible applicants for the Section 8 Homeownership Program must have completed an initial Section 8 lease term, may not owe BHA or any other housing authority an outstanding debt, and must meet the eligibility criteria set forth therein. Section 8 homeownership assistance may be used to purchase the following type of homes within the City of Brownsville: new or existing single-family dwellings or condominiums. BHA will also permit portability of Section 8 homeownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 Homeownership Program for which the Section 8 homeownership applicant qualifies or authorizes BHA to administer the home ownership assistance in their jurisdiction.

2. FAMILY ELIGIBILITY REQUIREMENTS

Participation in the Section 8 Homeownership Program is voluntary. Each Section 8 homeownership participant must meet the general requirements for admission to the Section 8 Housing Choice Voucher Program as set forth in BHA’s Section 8 Administrative Plan and be a FSS participant with the exception of elderly and disabled households. The Section 8 family must also be eligible to participate in the homeownership program. The additional eligibility requirements for participation in BHA’s Section 8 Homeownership Program include that the family must: (1) be a first time homeowner or have a member who is a person with disabilities; (2) with the exception of elderly and disabled households, meet a minimum income requirement without counting income from “welfare assistance” sources; (3) with the exception of elderly and disabled households, meet the requisite employment criteria; (4) have completed an initial lease term in the Section 8 Housing Choice Voucher Program; (5) have fully repaid any outstanding debt to BHA or any other housing authority; (6) not defaulted on a mortgage securing debt to purchase a home under the homeownership option; and (7) not have any member who has a present ownership interest in a residence at the commencement of homeownership assistance.

a. First-Time Homeowner

Each Section 8 family, except families with a disabled member, must be a first-time homeowner. A “first-time homeowner” means that no member of the household has had an ownership interest in any residence during the three (3) years preceding commencement of homeownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a “first-time homeowner” for purposes of the Section 8 homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an “ownership interest”. A member of a cooperative (as defined § 982.4) also qualifies as a “first-time homeowner”.

b. Minimum Income Requirement

(1) Amount of Income

At the time the family begins receiving homeownership assistance, the head of the household, spouse, and/or other adult household member who will own the home, must have a gross annual income at least equal to the Federal minimum hourly wage multiplied by 2000 hours.

(2) Exclusion of Welfare Assistance Income

With the exception of elderly and disabled families, BHA will disregard any “welfare assistance” income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families (“TANF”); Supplemental security Income (“SSI”) that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the homeownership program. It does not affect the determination of income-eligibility for admission to the Section 8 Housing Choice Voucher Program, calculation of the amount of homeownership assistance payments.

c. Employment History

With the exception of disabled and elderly households, as defined in the Section 8 Administrative Plan, each family must demonstrate that one or more adult members of the family who will own the home at commencement of home ownership

assistance is employed full-time (an average of 30 hours per week) and has been so continuously employed for two (2) years prior to execution of the sales agreement. In order to reasonably accommodate a family's participation in the program, BHA will exempt families that include a person with disabilities from this requirement. BHA's Executive Director may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. The Executive Director may also consider successive employment during the two (2)-year period and self-employment in a business.

d. Completion of Initial Lease Term

Applications for and new participants in the Section 8 Housing Choice Voucher Program shall be ineligible for participation in the Section 8 Homeownership Program until enrolling in the FSS program and completion of the initial Section 8 lease term and the participants first annual recertification in the Section 8 Housing Choice Voucher Program. Section 8 participants that have completed an initial lease term in another jurisdiction will be required to enroll into the FSS program prior to participating in the Section 8 Homeownership Program.

e. Repayment of any Housing Authority Debts

Participants in the Section 8 Housing Choice Voucher Program shall be ineligible for participation in the Section 8 Homeownership Program in the event any debt or portion of a debt remains owed to BHA or any other housing authority. Nothing in this provision will preclude Section 8 participants that have fully repaid such debt(s) from participating in the homeownership program.

f. Addition Eligibility Factors

(1) Elderly and Disabled Households

Elderly and disabled families are exempt from the employment requirements set forth in Section 2.C. above. In the case of an elderly or disabled family, BHA will consider income from all sources, including welfare assistance in evaluating whether the household meets the minimum income required to purchase a home through the Section 8 Homeownership Program.

(2) Prior Mortgage Defaults

If a head of household, spouse or other adult household member who will execute the contract of sale, mortgage,

and loan documents has previously defaulted on a mortgage obtained through the Section 8 Homeownership Program, the family will be ineligible to participate in the homeownership program.

3. FAMILY PARTICIPATION REQUIREMENTS

Once a family is determined to be eligible to participate in the homeownership program, it must comply with the following additional requirements: (1) complete a homeownership counseling program approved by the BHA prior to commencement of homeownership assistance; (2) within six (6) months time, locate the house it proposes to purchase; (3) submit a sales agreement containing specific components to BHA for approval; (4) allow BHA to inspect the proposed homeownership dwelling to assure that the dwelling meets appropriate housing quality standards; (5) obtain an independent inspection covering major building systems; (6) obtain BHA approval of the proposed mortgage (which must comply with generally accepted mortgage underwriting requirements); and (7) enter into a written agreement with BHA to comply with all of its obligations under the Section 8 program.

a. Homeownership Counseling Program

A family's participation in a homeownership program is conditioned on the family attending and successfully completing a homeownership and housing counseling program provided or approved by the BHA prior to commencement of homeownership assistance. The homeownership and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiation purchase price; securing mortgage financing; finding a home; and the advantage of purchasing and locating homes in areas that do not have a high concentration of low-income families.

NOTE: § 982.620(b) provides "suggested topics" for the PHA required pre-assistance counseling program, which are – for the most part, included here. BHA omitted suggested topics regarding fair housing, RESPA obligations and predatory lending issues. These topics should also be included in the homeownership program.

b. Locating and Purchasing a Home

(1) Locating a Home

Upon approval for the Section 8 Homeownership Program, a family shall have one hundred and eighty (180) days to

locate a house to purchase. A home shall be considered located if the family submits a proposed sales agreement with the requisite components to BHA. For good cause, BHA may extend a Section 8 family's time to locate the home for additional thirty (30) day increments. During a Section 8 participant's search for a home to purchase, their Section 8 rental assistance shall continue pursuant to the Administrative Plan. If a Section 8 participant family is unable to locate a home within the time approved by BHA, their Section 8 rental assistance through the Section 8 Housing Choice Voucher Program shall continue.

(2) Type of Home

A family approved for Section 8 homeownership assistance may purchase the following types of homes within the City of Brownsville; a new or existing home, a single-family home or condominium. The home must already exist or be under construction at the time the BHA determines the family eligible for homeownership assistance (to purchase the unit § 982.628(a)(2)). The family may also purchase a home in a jurisdiction other than the City of Brownsville, provided the housing authority in the receiving jurisdiction operates a Section 8 Homeownership Program for which the Section 8 homeownership applicant qualifies or authorizes BHA to administer the homeownership assistance in their jurisdiction. In the former case, a family's participation in the Section 8 Homeownership Program will be subject to the Section 8 Homeownership Program and policies of the receiving jurisdiction.

(3) Purchasing a Home

Once a home is located and a sales agreement approved by BHA is signed by the family, the family shall have up to three (3) months, or such other time as is approved by the Executive Director or set forth in the BHA-approved sales agreement to purchase the home.

(4) Failure to Complete Purchase

If a Section 8 participant is unable to purchase the home within the maximum time permitted by BHA, BHA will continue the family's participation in the Section 8 Housing Choice Voucher Program. The family may not reapply for the Section 8 Homeownership Program until they have completed an additional year of participation in the Section 8 Housing Choice Voucher Program following the initial determination of their eligibility for the homeownership option.

c. Sales Agreement

Prior to execution of the offer to purchase or sales agreement, the financing terms must be provided by the family to BHA for approval. The sales agreement must provide for inspection by BHA and the independent inspection referred to in Section 3(E) and must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to BHA. The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by the BHA pursuant to Section 3(F). The sales agreement must also contain a seller certification that the seller is not disbarred suspended or subject to a limited denial of participation under 24CFR part 24.

d. Independent Initial Inspection Conducted

Homeownership assistance payments may not commence until BHA first inspects the home. BHA will require the home to comply with housing quality standards of the Section 8 program. If the home is located in a colonial it will be required to pass HUD Colonial Housing Standards as well. An independent inspection of existing homes covering major building systems also must be completed by a professional selected by the family and approved by BHA. The buyer will incur the cost of an independent inspection. The independent inspection report must be provided to BHA. BHA may disapprove the unit due to information contained in the report or for failure to meet federal housing quality standards.

e. Financing Requirements

The proposed financing terms must be submitted to and approved by BHA prior to close of escrow. BHA shall determine the affordability of the family's proposed financing. In making such determination, BHA may take into account other family expenses, including but not limited to child care, un-reimbursed medical expenses, education and training expenses and the like. Certain types of financing, including but not limited to, balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be approved by BHA. Seller-financing mortgages shall be considered by BHA on a case-by-case basis. If a mortgage is not FHA-insured, BHA will require a lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae,

Freddie Mac, USDA Rural Housing Services, and The Federal Home Bank.

f. Compliance with Family Obligations

A family must agree, in writing, to comply with all family obligations under the Section 8 program and BHA's homeownership policies. These obligations include: (1) attending ongoing homeownership counseling, if required by BHA; (2) complying with the mortgage terms; (3) not selling or transferring the home to any other than a member of the assisted family who resides in the home while receiving homeownership assistance; (4) not refinancing or adding debt secured by the home with out prior approval by the BHA; (5) not obtaining a present ownership interest in another residence while receiving homeownership assistance; and (6) supplying all required information to BHA including, but not limited to, annual verification of household income, notice of change in homeownership expenses, notice of move-out, and notice of mortgage default. BHA's Homeownership Family Obligations policy set forth in Appendix A, hereto.

g. Compliance Lien

Upon purchase of a home, the family must execute documentation as required by HUD and BHA, consistent with State and local laws, securing BHA's right to recapture the homeownership assistance in accordance with Section 5.C. below. The lien securing the recapture of homeownership subsidy may be subordinated to a refinanced mortgage.

NOTE: Moving to another home in the same PHA jurisdiction, as well as buying another home in another PHA jurisdiction is permitted with continued use of homeownership assistance. See §§982.636 & 637.

4. AMOUNT OF ASSISTANCE

The amount of the monthly assistance payment will be based on the following factors: (1) the voucher payment standard for which the family is eligible; (2) the monthly income ownership expense; and (3) the family's household income. BHA will pay the lower of either the payment standard minus the total family contribution ("TFC") or the family's monthly homeownership expenses minus the TFC. The Section 8 family will pay the difference.

a. Determining the Payment Standard

The voucher payment standard is the fixed amount the BHA annually establishes as the “fair market” rent for a unit of a particular size located within the BHA jurisdiction. In the homeownership program, the initial payment standard will be the lower of either: (1) the payment standard for which the family is eligible based on the family size; or (2) the payment standard which is applicable to the size of the home the family decides to purchase. The payment standard for subsequent years will be based on the higher of: (1) the payment standard in effect at commencement of the homeownership assistance; or (2) the payment standard in effect at the most recent regular examination of the family’s income and size. The initial payment standard, for purposes of this comparison, shall not be adjusted even if there is a subsequent decrease in family size. BHA will request HUD approval of a higher payment standard, up to 120% of the published Fair Market Rent limit, where warranted as a reasonable accommodation for a family that includes a person with disabilities.

b. Determining the monthly Homeownership Expense

Monthly homeownership expense includes all of the following principal and interest on the initial mortgage insurance premium (MIP) incurred to finance the purchase and any refinancing of such debt, real estate taxes and public assessments, homeowner’s insurance, maintenance expenses per BHA allowance, cost of major repairs and replacement per BHA allowance (replacement reserves); utility allowance per BHA’s Schedule of Utility Allowances; principal and interest on mortgage debt incurred to finance major repairs, replacements or improvements for the home including changes needed to make the home accessible; and homeowner association dues, fees or regular charges assessed, if any. Homeownership expenses for a cooperative member may only include BHA approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home; principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt; home insurance; the allowances for maintenance expenses, major repairs and replacements and utilities; and principal and interest on debt incurred to finance major repairs, replacements, or improvements, including changes needed to make the home accessible.

c. Determining the Total Family Contribution

The total family contribution (TFC) is that portion of the homeownership expense that the family must pay. It is generally thirty percent (30%) of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance) will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.

d. Payment to the Family or Lender

BHA will provide the lender with notice of the amount of the housing assistance payment prior to the close of escrow and will pay BHA's contribution towards the family's homeowner expense directly to the family, unless otherwise requested by the lender. The family will be responsible to submit the entire mortgage payment to the lender unless the lender requires direct payment of BHA's contribution.

5. TERMINATION OF SECTION 8 HOMEOWNERSHIP ASSISTANCE

a. Grounds for Termination of Homeownership Assistance

(1) Failure to Comply with Family Obligations under the Section 8 Program or BHA's Homeownership Policies

A family's homeownership assistance may be terminated if the family fails to comply with its obligations under the Section 8 program, BHA homeownership policies, or if the family defaults on the mortgage. If required, the family must attend and complete ongoing homeownership and housing counseling classes. The family must comply the terms of any mortgage incurred to purchase and/or refinance the home. The family must provide BHA with written notice of any sale or transfer of any interest in the home; any plan to move out of the home prior to the move; the household income and homeownership expenses on an annual basis; any notice of mortgage default received by the family; and any other notices which may be required pursuant to BHA homeownership policies. Except as otherwise provided in this section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving homeownership assistance.

(2) Occupancy of Home

Homeownership assistance will only be provided while the family resides in the house. If the family moves out of the house, BHA will not continue homeownership assistance

commencing with the month after the family moves out. Neither the family nor the lender is obligated to reimburse the BHA for the homeownership assistance paid for the month the family moves out.

(3) Changes in Income Eligibility

A family's homeownership may be changed in the month following annual re-certification of the household income, but participation in the Section 8 Homeownership Program shall continue until such time as the assistance payment amounts to \$0 for a period of six (6) consecutive months.

(4) Maximum Term of Homeownership Assistance

Notwithstanding the provisions of Section 5(A.) Subparagraphs 1 through 3, except for disabled and elderly families, a family may receive Section 8 homeownership assistance for not longer than ten (10) years from the date of close of escrow unless the initial mortgage incurred to finance purchase of the home has a term that twenty (20) years or longer, in which case the maximum term is fifteen (15) years. Families that qualify as elderly at the commencement of homeownership assistance are not subject to maximum term limitation. Families that qualify as disabled families at the commencement of homeowner assistance or at any time during the provision of homeownership assistance are not subject to maximum term limitation. If a disabled or elderly family ceases to qualify as disabled or elderly, the appropriate maximum term becomes applicable from the date homeownership assistance commenced; provided that such family shall be eligible for at least six (6) additional months of homeownership assistance after the maximum term becomes applicable. The time limit applies to any member of the household who has an ownership interest in the unit during any time that homeownership payments are made, or is a spouse of any member of the household who has an ownership interest.

b. Procedure for Termination of Homeownership Assistance

A participant in the Section 8 Homeownership Program shall be entitled to the same termination notice and informal hearing procedures as set forth in Administrative Plan of the BHA for the Section 8 Housing Choice Voucher Program.

c. Recapture of Homeownership Assistance

In certain circumstances the homeownership assistance provided to the family is subject to total or partial recapture upon the sale or refinancing of the home. Sales proceeds that are used by the family to purchase a new home with Section 8 homeownership assistance are not subject to recapture. Further, a family may refinance to take advantage of better terms without any recapture penalty, provided that no proceeds are realized (cash-out). Only “cash-out” proceeds from refinancing and sales proceeds not used to purchase a new home with Section 8 assistance less those amounts provided for in §982.640 are subject to recapture. The amount of homeownership assistance subject to recapture shall automatically be reduced in annual increments of ten percent (10%) beginning one year from the purchase date. At the end of ten (10) years the amount of the homeownership assistance subject to recapture will be zero.

6. CONTINUED PARTICIPATION IN SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

a. Default on FHA-Insured Mortgage

If the family defaults on a FHA-insured mortgage, BHA may permit the family to move with continued Section 8 Housing Choice Voucher Program rental assistance if the family demonstrates that it has: (1) conveyed title to the home to HUD or its designee, as required by HUD; and (2) moved from the house within the period established or approved by HUD.

b. Default on non-Insured Mortgage

If the family defaults on a mortgage that is not FHA-insured, BHA may permit the family to move with continued Section 8 Housing Choice Voucher Program rental assistance if the family demonstrates that it has: (1) conveyed title to the home to the lender; and (2) moved from the house within the period established or approved by the lender and/or BHA.

7. BHA ADMINISTRATIVE FEE

For each month that the homeownership assistance is paid by BHA on behalf of the family, BHA shall be paid the ongoing administrative fee described in 24C.F.R. §982.152(b).

8. WAIVER OR MODIFICATION OF HOMEOWNERSHIP POLICIES

The Executive Director of BHA shall have the discretion to waive or modify any provision of the Section 8 Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.

SECTION 8 HOMEOWNERSHIP FAMILY OBLIGATIONS

THIS form is to be signed by the home buyer(s) in the presence of the Brownsville Housing Authority's (BHA) HomeOwnership Program Coordinator. The Coordinator will explain any and all clauses which the home buyer(s) may not understand. The following paragraphs describe the home owner's responsibilities under the Section 8 Homeownership Program. If you or members of your household do not comply with these responsibilities, through your actions or your failure to act, you may be terminated from the Section 8 Homeownership Program.

1. **Family Obligations:** You must comply with all Homeownership Family Obligations of the Section 8 Housing Choice Voucher Program, excepting only the prohibition against owing or having an interest in the unit. Family Obligations §§982.551(c)(d)(e)(f)(g) and (i) do not apply to the Section 8 Homeownership Program.
2. **Housing Counseling:** All participating family members (i.e. those signing the purchase offer and loan documents) must satisfactorily complete a BHA provided or approved counseling program prior to commencement of homeownership assistance. BHA may require any or all participating family members to attend additional housing counseling classes as a condition of continued assistance.
3. **Purchase Contact:** You must include contract conditions in any Offer to Purchase that give BHA a reasonable time to: (1) inspect the home for compliance with HUD's Housing Quality Standards; (2) review and approve a professional home inspection report obtained by you from a BHA approved inspector; and (3) approve the terms of your proposed financing and advise your realtor of these requirements.
4. **Mortgage Obligations:** You must occupy the unit with the terms of any mortgage incurred in the purchase of the property and must notify BHA's Homeownership Program Coordinator within five (5) days of receipt of any late payment or default notice.
5. **Occupancy:** You must occupy the unit as your principal resident. You may not transfer, sell, or assign any interest in the property without BHA's prior written consent. You may not rent or lease any part of the premises without BHA's prior written consent. You must notify BHA in writing at least thirty (30) days prior to moving out of the house for a period of thirty (30) days or longer or prior to any sale, transfer, assignment, lease or other form of alienation of the assisted property.

6. **Maintenance:** You must maintain the property in a decent, safe and sanitary manner. You must allow BHA to inspect the property within one week of a demand by BHA to conduct an inspection. You must correct any notice of deficiency issued by BHA within the time limit specified in the notice. If you fail to adequately maintain the property, BHA may divert the maintenance and replacement reserves portion of the Homeownership Assistance Payment to an escrow account to be used to pay for reasonable and necessary maintenance expenses.
7. **Annual Reexamination:** You must annually provide BHA with correct information regarding family income and composition in a format required by BHA.
8. **Refinancing:** You must notify BHA in writing of any proposal to refinance the original purchase mortgage or of any proposal to encumber the property with secondary financing and obtain BHA's written approval of such financing prior to executing any loan documents.
9. **Default:** In the event of a default on your mortgage obligation, you must cooperate with BHA and the lender to minimize any loss to the lender in order to maintain your eligibility to continue as a participant in the Section 8 Housing Choice Voucher Program.
10. **Recapture:** You must sign and have recorded a lien, in a form required by HUD, securing BHA's right to recapture a percentage of homeownership assistance provided to you upon your sale or refinancing of the home within a ten (10)-year period after the purchase date. The amount of recapture shall be calculated in accordance with HUD regulations and shall be subject to automatic reduction in ten percent (10%) increments annually beginning one year from the purchase date.

By signing below, I attest that I have read and understood my obligations as a participant in the Section 8 Homeownership Program and I agree to abide by these responsibilities. I understand that BHA may terminate my homeownership assistance if I violate any of these obligations, but that I may request an informal review of any proposed notice of termination prior to it becoming effective.

Homeowner

Date: _____

Homeowner

Date: _____

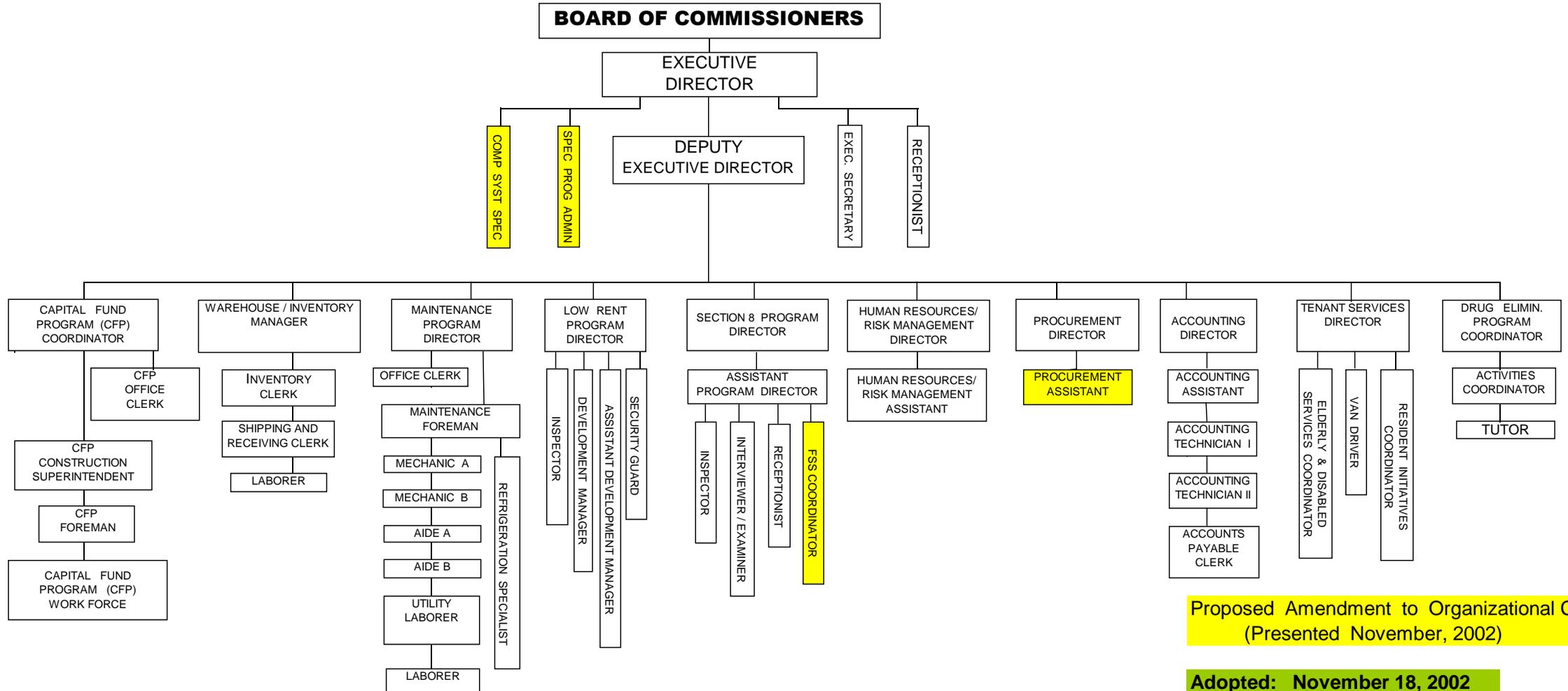
Homeownership Program Coordinator

Date: _____

HOUSING AUTHORITY OF THE CITY OF BROWNSVILLE, TEXAS

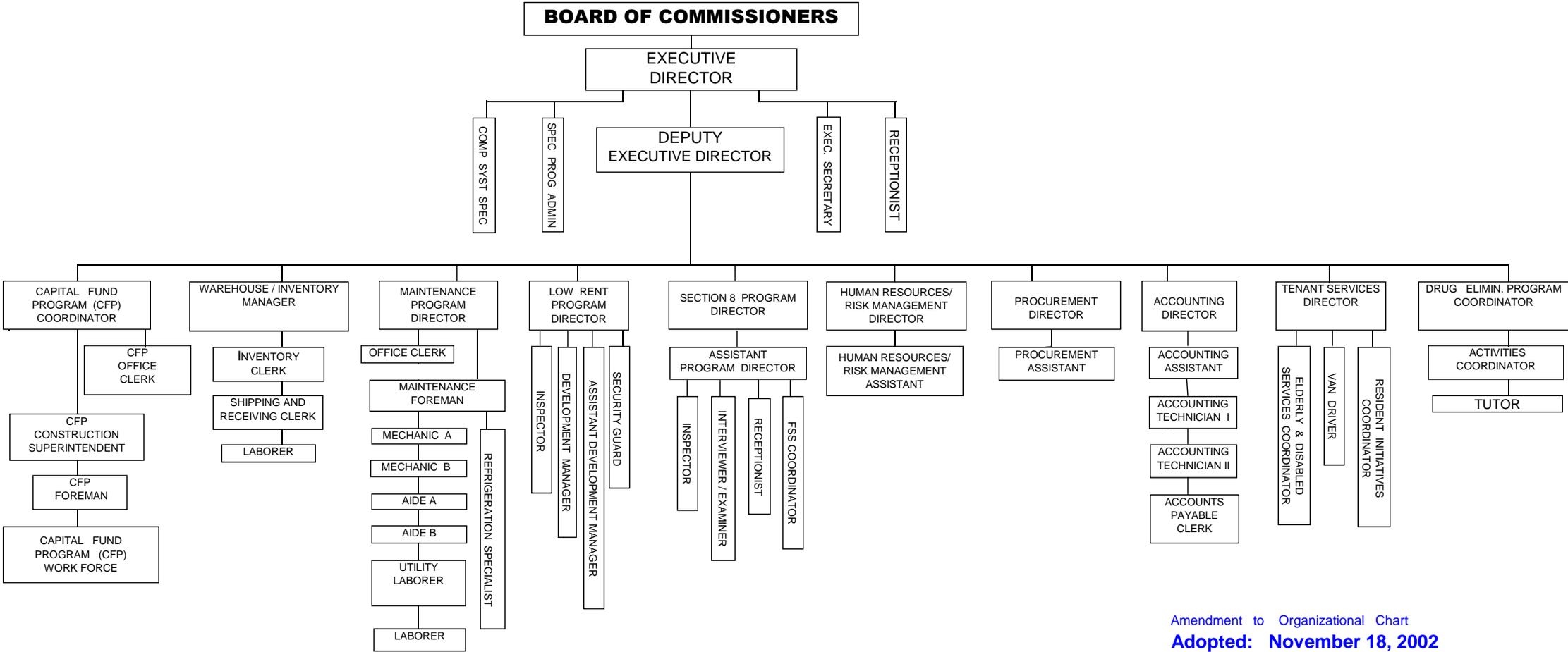
EXHIBIT A

ORGANIZATIONAL CHART



HOUSING AUTHORITY OF THE CITY OF BROWNSVILLE, TEXAS

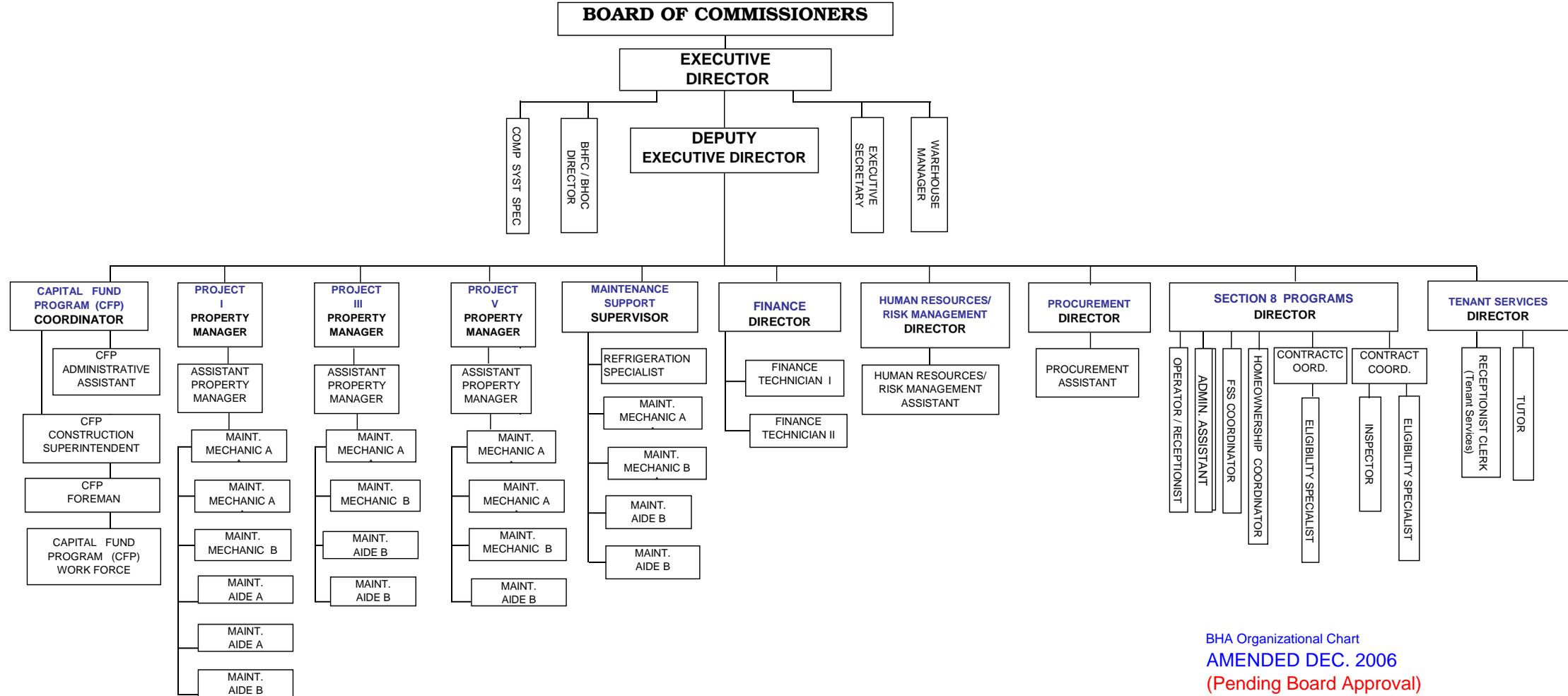
ORGANIZATIONAL CHART



Amendment to Organizational Chart
Adopted: November 18, 2002

EXHIBIT "A"

ORGANIZATIONAL CHART



BHA Organizational Chart
 AMENDED DEC. 2006
 (Pending Board Approval)

Five-Year Action Plan
Part I Summary
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name Brownsville Housing Authority		Locality (City/County State) Brownsville/Cameron/Texas				[X] Original	[] Revision No.
A. Development Number/Name	Work Stmt Year 1 FFY 2008	Work Statement for Year 2 FFY 2009	Work Statement for Year 3 FFY 2010	Work Statement for Year 4 FFY 2011	Work Statement for Year 5 FFY 2012		
TX007-P001 Buena Vida					\$ 751,100.00		
TX007-P002 Bougainvillea					\$ 30,000.00		
TX007-P003 Victoria Gardens	See	78,357.00			\$ 50,000.00		
TX007-P006 Citrus Gardens		-	894,394.00	50,000.00	-		
TX007-P008 Las Brisas		-			-		
TX007-P009 Linda Vista		784,130.00			-		
TX007-P0011 Citrus Gardens Annex				798,000.00	-		
TX007-P0015 Scattered Housing	Annual	7,078.00			45,635.00		
TX007-P0017 Rose Gardens					40,000.00		
Contingency 8% of Total Grant		10,000.00	10,000.00	10,000.00	10,000.00		
B. Physical Improvements Subtotal		\$ 879,565.00	\$ 904,394.00	\$ 858,000.00	\$ 926,735.00		
C. Management Improvements (May not exceed 20%)		\$ 25,500.00	\$ 22,500.00	\$ 26,500.00	\$ 30,500.00		
D. HA-Wide Nondwelling Structures & Equipment		\$ 218,285.00	\$ 199,169.00	\$ 258,154.00	\$ 195,567.00		
E. Administration (May not exceed 10%)		\$ 123,310.00	\$ 129,976.00	\$ 134,875.00	\$ 140,000.00		
F. Other		\$ 31,500.00	\$ 57,500.00	\$ 58,500.00	\$ 60,800.00		
G. Operations (May not exceed 20%)		\$ 80,000.00	\$ 90,000.00	\$ 100,000.00	\$ 115,000.00		
H. Demolition							
I. Replacement Reserve							
J. Mod Used for Development							
K. Total CFP Funds	Statement	\$ 1,358,160.00	\$ 1,403,539.00	\$ 1,436,029.00	\$ 1,468,602.00		
L. Total Non-CFP Funds							
M. Grand Total		\$ 1,358,160.00	\$ 1,403,539.00	\$ 1,436,029.00	\$ 1,468,602.00		
							-

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

Work Statement For Year 1 FFY: 2008	Work Statement for Year 2 FFY: 09			Work Statement for Year 2 FFY: 09		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	TX007-P003 Victoria Gardens			TX007-P009 Linda Vista		
	Repair Roofs (Phase II)		\$ 30,000.00	Interior Renovation/Rehab of Units via F.A. Staff (Work includes installation of air condition and repair of ceiling joists). Interior Demolition, Framing, Rough Plumbing	30	\$ 784,130.00
Annual	Paint Interior of Units		\$ 12,000.00	Rough Electrical, Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish		
	Replace bathroom tubs		\$ 36,357.00	(Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, Relocation and Other related items i.e., permits, etc.		
Statement	Subtotal		\$ 78,357.00	@ \$26, 138 per Unit		
				Subtotal		\$ 784,130.00
				TX007-P015 Scattered Sites		
				Maintenance - Paint & Repair (Interior/Exterior)		\$ 7,078.00
				Agency Wide		
				504 Compliance		72,000.00
				Uniforms Force Account		3,000.00
				CFP Vehicle Upkeep, Gasoline Exp		6,000.00
				Roach, Termite Treatment		15,000.00
				FA Employee Benefit		112,785.00
				Replacement of Appliances		-
				CFP Whse/CFP Admin Fac		4,500.00
				Office Renovation		-
				CFP Tools and Equipment/Safety Equip		5,000.00
				CFP Computer Hardware		-
				Subtotal		218,285.00
	Subtotal Estimated Cost		\$ 78,357.00	Subtotal of Estimated Cost		\$ 1,009,493.00

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

Work Statement For Year 1 FFY: 2008	Work Statement for Year 3 FFY: 10			Work Statement for Year 3 FFY: 10		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	TX007-P006 Citrus Gardens Interior Renovation/Rehab of Units via F.A. Staff Interior Demolition, Framing, Rough Plumbing Rough Electrical, Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, Relocation and Other related items i.e., permits, etc. @ \$30, 813 per Unit Subtotal	30	\$ 894,394.00	Agency Wide 504 Compliance - Uniforms Force Account - CFP Vehicle Upkeep, Gasoline Exp 7,000.00 Roach, Termite Treatment 20,000.00 FA Employee Benefit 116,169.00 Replacement of Appliances 15,000.00 CFP Whse/CFP Admin Fac 5,000.00 Office Renovation/Com Ctr Upgrade (7-3) 30,000.00 CFP Tools and Equipment/Safety Equip 6,000.00 CFP Computer Hardware - Subtotal 199,169.00		
Annual						
Statement						
	Subtotal Estimated Cost		\$ 894,394.00	Subtotal of Estimated Cost		\$ 199,169.00

Five Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

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

Work Statement For Year 1 FFY: 2008	Work Statement for Year 4 FFY: 11			Work Statement for Year 4 FFY: 011		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	TX007-P006 Citrus Gardens Interior Renovation/Rehab of Units via F.A. Staff Interior Demolition, Framing, Rough Plumbing Rough Electrical, Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, Relocation and Other related items i.e., permits, etc. @ \$25,000 per Unit	2	\$ 50,000.00	TX007-P011 Citrus Annex Interior Renovation/Rehab of Units via F.A. Staff (Work includes installation of air condition and repair of ceiling joists). Interior Demolition, Framing, Rough Plumbing Rough Electrical, Rough Mechanical, Drywall, Tape & Float (Texture, Latex Paint), Ceramic Tile, Vinyl Tile, Kitchen Cabinets, Mill Finish (Doors, Molding, Accessories, Door Knobs), Final Electric, Plumbing, Mechanical, Painting (Oil Base Paint), Cleaning, Relocation and Other related items i.e., permits, etc. @ \$29,555 per Unit	27	798,000.00
			Subtotal \$ 50,000.00			Subtotal 798,000.00
Annual				Agency Wide 504 Compliance 40,000.00 Uniforms Force Account CFP Vehicle Upkeep, Gasoline Exp \$ 8,500.00 Roach, Termite Treatment 10,000.00 FA Employee Benefit 119,654.00 Replacement of Appliances \$ 10,000.00 CFP Whse/CFP Admin Fac 5,000.00 Office Renovation/Com Ctr Upgrade (7-3) Admn Office Upgrade/504 Comp. (7-6) 60,000.00 CFP Tools and Equipment/Safety Equip 5,000.00 CFP Computer Hardware Subtotal 258,154.00		
Statement			\$ 50,000.00			\$ 1,056,154.00
	Subtotal Estimated Cost		\$ 50,000.00	Subtotal of Estimated Cost		\$ 1,056,154.00

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

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

Work Statement For Year 1 FFY: 2008	Work Statement for Year 5 FFY: 12			Work Statement for Year 5 FFY: 12		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	TX007P001 Buena Vida Repair Roofs (Maintenance) \$ 225,000.00 Int. Major Unit Rehab \$ 500,000.00 Repair Storage Rooms \$ 26,100.00 Subtotal \$ 751,100.00			TX007P0015 Scattered Site Interior Rehab of Unit via F.A. Staff (Includes installation of HVAC) 1 \$ 45,635.00		
	TX007P002 Bougainvillea Replace Bathroom Tubs \$ 30,000.00			TX007P0017 Rose Garden Paint Interior of Units \$ 40,000.00		
Annual	TX007P003 Victoria Gardens Paint interior of Units (54) \$ 30,000.00 Replace Bathroom Tubs 20,000.00 Subtotal \$ 50,000.00					
				AGENCY WIDE 504 Compliance 20,000.00 Uniforms for Force Account 4,000.00 CFP Vehicle Maintenance/Upkeep/Gasoline Exp. 9,000.00 Roach Termite Treatment 30,000.00 FA employee benefits 119,567.00 Replacement of Appliances - CFP Whse/CFP Admn Fac. 5,000.00 CFP Tools/Equipment/Safety Equip 3,000.00 CFP Computer Hardware 5,000.00 Subtotal: \$ 195,567.00		
Statement			Subtotal Estimated Cost \$ 831,100.00			Subtotal of Estimated Cost \$ 195,567.00

Work Statement For Year 1 FFY: 2008	Work Statement for Year 2 FFY: 09			Work Statement for Year 3 FFY: 10		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	Management Improvements			Management Improvements		
	General Technical Assistance		2,500.00	General Technical Assistance		2,500.00
	PHAS Requirements		3,000.00	PHAS Requirements		3,000.00
	CFP Training		2,000.00	CFP Training		2,000.00
	Upgrade Software		5,000.00	Upgrade Software		-
	Resident Council Leadership		-	Resident Council Leadership		-
	Resident Initiatives		10,000.00	Resident Initiatives		12,000.00
	Benefits		3,000.00	Benefits		\$ 3,000.00
	Subtotal:		\$ 25,500.00	Subtotal:		\$ 22,500.00
Annual	Operations Expense		80,000.00	Operations Expense		90,000.00
	Subtotal		\$ 80,000.00	Subtotal		\$ 90,000.00
Statement			\$ 105,500.00	Subtotal of Estimated Cost		\$ 112,500.00

Work Statement For Year 1 FFY: 2008	Work Statement for Year 4 FFY: 11			Work Statement for Year 5 FFY: 12		
	General Description of Major Work Category	Quantity	Estimated Cost	General Description of Major Work Category	Quantity	Estimated Cost
See	Management Improvements			Management Improvements		
	General Technical Assistance		2,500.00	General Technical Assistance		2,500.00
Annual	Phas Requirements		3,000.00	Phas Requirements		3,000.00
	CFP Training		2,000.00	CFP Training		3,000.00
	Upgrade Software		1,000.00	Upgrade Software		1,000.00
	Resident Initiatives		14,000.00	Resident Initiatives		16,000.00
	Benefits		4,000.00	Benefits		5,000.00
	Subtotal:		\$ 26,500.00	Subtotal:		30,500.00
	Operations Expense		100,000.00	Operations Expense		115,000.00
Subtotal		\$ 100,000.00	Subtotal		\$ 115,000.00	
Statement	Subtotal Estimated Cost			Subtotal of Estimated Cost		
			\$ 126,500.00			\$ 145,500.00

PET OWNERSHIP POLICY OVERVIEW—FAMILY BROWNSVILLE HOUSING AUTHORITY

A resident of a dwelling unit in public housing may own one (1) or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA. The Brownsville Housing Authority (hereinafter referred to as PHA) will notify eligible new and current residents of their right to own pets, subject to PHA rules, and will provide them copies of the PHA's Pet Ownership rules.

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

- A. all residents are permitted to own common domesticated household pets, such as a cat, dog, bird, and fish in their dwelling units, in accordance with PHA pet ownership rules;
- B. a non-refundable pet fee of \$50.00 is intended to cover a reasonable operating costs to the PHA directly attributable to a pet or pets in the unit (i.e., fumigation of a unit). A refundable pet deposit of \$200.00 is intended to cover additional costs not otherwise covered which are directly attributable to the pet's presence (i.e., damages to the unit, yard, fumigation of a unit, etc.)
- C. animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc., in accordance with State or local law are observed;
- D. residents needing a service animal must provide verification for this need and verification that the animal is considered to be a service animal.

**PET OWNERSHIP POLICY OVERVIEW
ELDERLY/DISABLED RESIDENTS
BROWNSVILLE HOUSING AUTHORITY**

A resident of a dwelling unit in public housing developments specifically designated for elderly and/or disabled may own one (1) or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA. The Brownsville Housing Authority (hereinafter referred to as PHA) will notify eligible new and current residents of their right to own pets, subject to PHA rules, and will provide them copies of the PHA's Pet Ownership rules.

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

- A. all residents are permitted to own common domesticated household pets, such as a cat, dog, bird, and fish in their dwelling units, in accordance with PHA pet ownership rules;
- B. animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc., in accordance with State or local law are observed;
- C. residents needing a service animal must provide verification for this need and verification that the animal is considered to be a service animal.
- D. the refundable fee for a pet deposit is \$200.00; however, the pet deposit for a service animal may be waived as a reasonable accommodation.

VIOLENCE AGAINST WOMEN ACT

GOALS, ACTIVITIES, OBJECTIVES, POLICIES & PROGRAMS

- 1) Any activities, services or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault or stalking.**

The Housing Authority's partnership with the University of Texas/Brownsville has allowed for the establishment of a "Compassion Center" designed to deliver activities, services, and programs to the residents of the Buena Vida neighborhood of Brownsville, Texas, along with the Buena Vida Development. The "Friendship of Women," the "Family Outreach," and the Texas Department of Human Service's "Adult Protective Services" and "Child Protective Services" present a variety of activities and programs, along with services, to women and children in Brownsville.

- 2) Any activities, services, or programs provided or offered that helps child and adult victims of domestic violence, dating violence, sexual assault or stalking to obtain and maintain housing.**

"Friendship of Women" refers clients to our agency for housing. The family must provide copies of protective orders in order to receive a preference in determining eligibility for housing. Both the Housing Choice Voucher and the Public Programs offer a preference for victims of domestic violence. The Housing Authority provides referral services to victims of the aforementioned crimes.

- 3) Any activities, services or programs provided or offered to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.**

- ✓ After-school tutorial program, which includes programs on limiting the effects of violence on children and their families.
- ✓ Resident meeting, which includes programs on domestic violence, their causes and repercussions, and recognizing the signs of abused adults/children.

**ASSESSMENT OF DEMOGRAPHIC CHANGES IN
PUBLIC HOUSING DEVELOPMENTS WITH
SITE-BASED WAITING LISTS**

Racial/Ethnicity.

The racial/ethnic composition of the residents of public housing developments on April 30, 2008, is 99% Hispanic/Latinos. The racial/ethnic composition of the residents in May, 2007, was 98%. There is no marked difference in the composition.

Disabled.

Presently, the percent of families with at least one disabled individual in the family is 12.8%. The composition of disabled individuals has not changed since before implementation of the site based waiting lists.

STATEMENT CONCERNING PROGRESS IN MEETING 5-YEAR PHA PLAN MISSION & GOALS

Mission.

The PHA's mission is to "assist the residents of our community to gain access to decent, affordable, quality housing by achieving self-sufficiency through education and support services."

Progress in Meeting Objectives.

During the past three (3) years, the Brownsville Housing Authority has assisted 23 families in obtaining their own homes under the Section 8 "Homeownership Program." The majority of these families attained their goals by continuing their education and achieving their educational goals.

The Public Housing Program has utilized support services to assist fifteen (15) families in obtaining their own homes. The impact of adult basic educational programs is difficult to gauge, since completion of these courses seems to have little, if any, relevance to home buying capacity.

Goals.

Increase the availability of decent, safe and affordable housing.

Expand supply of assisted housing.

- Reduced public housing unit turn-around time.
- Rehabbed or constructed 188 new public housing units.
- Shortly will complete construction on 100 new elderly/disabled units, of which 30 are public housing units.

Improve quality of assisted housing.

- Improved SEMAP score from 100 to 105.
- Renovated/modernized 220 public housing units.
- Demolished 88 public housing units.
- Provided 168 replacement vouchers.

Increased assisted housing choices.

- Conduct annual Homeownership Expo for community.
- Implemented public housing site-based waiting lists.
- Increased voucher payment standards.

Improve community quality of life & economic vitality.

Provide an improved living environment.

- Have implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

- Have implemented measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Have implemented public housing security improvements.

Promote self-sufficiency and asset development of families & individuals.

- Have provided supportive services to improve assistance recipients' employability.
- Have provided support services to increase independence for elderly/families with disabilities.

Ensure equal opportunity in housing for all Americans.

- Have undertaken affirmative measure to ensure access to assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.
- Have undertaken 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.
- Have undertaken affirmative measures to ensure accessibility housing to persons with all varieties of disabilities, regardless of unit size required.