

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2008

PHA Name: Housing Authority of the City of Elsa

Version 2

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Elsa PHA Number: TX224

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 119 Number of S8 units: Number of public housing units:
Number of S8 units: 132

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:				

PHA Plan Contact Information:

Name: **Anabel Guerra, Executive Director** Phone: **(956) 262-1231**
TDD: Email (if available): **liveoak@elsaha.org**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS	Page #
<input type="checkbox"/> 1. Site-Based Waiting List Policies	4
903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/> 2. Capital Improvement Needs	5
903.7(g) Statement of Capital Improvements Needed	
<input type="checkbox"/> 3. Section 8(y) Homeownership	6
903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/> 4. Project-Based Voucher Programs	7
<input checked="" type="checkbox"/> 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	8
<input checked="" type="checkbox"/> 6. Supporting Documents Available for Review	9
<input checked="" type="checkbox"/> 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (<i>tx224a02</i>)	11
<input checked="" type="checkbox"/> 8. Capital Fund Program 5-Year Action Plan (<i>tx224b02</i>)	14
Attachments:	
▪ 2007 Performance and Evaluation Report (<i>tx224c02</i>)	
▪ 2006 Performance and Evaluation Report (<i>tx224d02</i>)	
▪ 2005 Performance and Evaluation Report (<i>tx224e02</i>)	
▪ VAWA Support and Assistance Statement (<i>tx224f02</i>)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

Not Applicable – The PHA does not operate a site-based waiting list.

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. *N/A*

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___ *N/A*
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___ *N/A*
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: *N/A*

B. Site-Based Waiting Lists – Coming Year

Not Applicable – The PHA does not plan to operate a site-based waiting list.

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 next component.

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? *N/A*
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously *N/A*
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? *N/A*
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s): *N/A*

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: *N/A*

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply: *N/A*

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): *N/A*

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *Reduce vacancies in public housing*
 - *Expand the Voucher Program*
 - *Modernize units*
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - *The preservation and rehabilitation of the city's existing housing stock primarily for extremely low, very low and low-income (0-80 percent of median income);*
 - *The expansion of economic opportunities in the community particularly for lower income residents; and*
 - *Continuing to encourage and support non-profit organizations in seeking additional funding sources and assist them in obtaining such funding whenever possible*

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
N/A	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved 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
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report <i>(see attachment tx224a02)</i> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan (see attachment tx224b02)

Part I: Summary

PHA Name						<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:	
	Annual Statement					
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx224a02

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

12/11/2007

PHA Name: <p style="text-align: center;">Elsa Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P22450108 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2008</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	40,000.00			
3	1408 Management Improvements	11,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	21,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	107,732.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	10,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$189,732.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

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

12/11/2007

PHA Name: Elsa Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P22450108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		40,000.00				
	Total 1406			40,000.00				
HA - Wide	Management Improvements:							
	General Technical Assistance	1408		3,000.00				
	Staff Training	1408		4,000.00				
	Staff Travel	1408		4,000.00				
	Total 1408			11,000.00				
HA - Wide	Fees and Costs:							
	Update Annual Agency Plan	1430		6,000.00				
	A&E Services	1430		6,000.00				
	Consultant Fees	1430		6,000.00				
	Publications	1430		2,000.00				
	Legal Fees	1430		1,000.00				
	Total 1430			21,000.00				
	TOTAL HA - WIDE			\$72,000.00				
TX224-001	Dwelling Structures:							
Los Vecinos	Replace all Interior Doors	1460		33,000.00				
	Clean all A/C Coils and Blowers	1460		12,732.00				
	TOTAL LOS VECINOS			\$45,732.00				
TX224-006	Remove A/C from Attic to Closet	1460		62,000.00				
Live Oak	Total 1460			\$107,732.00				
	Purchase Playground Equipment	1475		10,000.00				
	TOTAL LIVE OAK			\$72,000.00				
	TOTAL CAPITAL FUNDS GRANT FOR 2008			\$189,732.00				

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		Estimated Cost
2008	Development Name/Number	Major Work Categories	
See	HA - Wide	Operations:	42,732.00
		Management Improvements:	
		General Technical assistance	5,000.00
		Staff travel	5,000.00
Annual		Staff training	5,000.00
Statement		Fees and Costs:	
		Update Annual Agency Plan	5,000.00
		A&E services	8,000.00
		Consultant Fees	7,000.00
		Publications	2,000.00
		Legal Fees	2,000.00
		Non-Dwelling Equipment:	
		Purchase of Tools	10,000.00
		Total HA - Wide	\$91,732.00
	TX224-001	Dwelling Structures:	
	Los Vecinos	Replace Floor Tile, (Commercial Grade)	40,000.00
		Total Los Vecinos	\$40,000.00
	TX224-004	Dwelling Structures:	
	Llano Grande	Replace Floor Tile, (Commercial Grade)	33,000.00
		Total Llano Grande	\$33,000.00
	TX224-006	Replace Storage Room Doors (Exterior)	25,000.00
	Live Oak	Total Live Oak	\$25,000.00
		2011 - TOTAL CFP ESTIMATED COST	\$189,732.00

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		Estimated Cost
2008	Development Name/Number	Major Work Categories	
See	HA - Wide	Operations:	42,732.00
		Management Improvements:	
		General Technical assistance	4,000.00
		Staff travel	4,000.00
		Staff training	4,000.00
		Fees and Costs:	
		Update Annual Agency Plan	6,000.00
		A&E services	8,000.00
		Consultant Fees	6,000.00
Statement		Publications	2,000.00
		Legal Fees	2,000.00
		Total HA - Wide	\$78,732.00
	TX224-001	Dwelling Structures:	
	Los Vecinos	Replace Drain Lines (from Cast Iron to PVC)	71,000.00
		Total Los Vecinos	\$71,000.00
	TX224-006	Replace Tile	40,000.00
	Live Oak		
		Total Live Oak	\$40,000.00
		2012 - TOTAL CFP ESTIMATED COST	\$189,732.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx224c02

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

PHA Name: Elsa Housing Authority	Grant Type and Number: Capital Fund Program No: TX59P22450107 Replacement Housing Factor Grant No:	Federal FY 20
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **9/30/07**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00	35,000.00	0.00	
3	1408 Management Improvements	26,000.00	13,000.00	0.00	
4	1410 Administration	11,800.00	0.00	0.00	
5	1411 Audit	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	
7	1430 Fees and Costs	20,000.00	23,000.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	
9	1450 Site Improvement	0.00	0.00	0.00	
10	1460 Dwelling Structures	105,932.00	118,732.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	6,000.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$189,732.00	\$189,732.00	\$0.00	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number:						Federal FY
Elsa Housing Authority		Capital Fund Program No: TX59P22450107						20
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		20,000.00	35,000.00	0.00	0.00	
	Total 1406			20,000.00	35,000.00	0.00	0.00	
HA - Wide	Management Improvements:							
	General Technical Assistance	1408		4,000.00	3,000.00	0.00	0.00	
	Staff Training	1408		6,000.00	5,000.00	0.00	0.00	
	Staff Travel	1408		6,000.00	5,000.00	0.00	0.00	
	Social Service Coordinator	1408		10,000.00	0.00	0.00	0.00	
	Total 1408			26,000.00	13,000.00	0.00	0.00	
HA - Wide	Administration:							
	CFP Coordinator/Pro-rated Salaries	1410		11,800.00	0.00	0.00	0.00	
	Total 1410			11,800.00	0.00	0.00	0.00	
HA - Wide	Fees and Costs:							
	A&E Services	1430		8,000.00	8,000.00	0.00	0.00	
	Update Annual Agency Plan	1430		5,000.00	5,000.00	0.00	0.00	
	Consultant Fees	1430		3,000.00	6,000.00	0.00	0.00	
	Publications	1430		2,000.00	2,000.00	0.00	0.00	
	Legal Fees	1430		2,000.00	2,000.00	0.00	0.00	
	Total 1430			20,000.00	23,000.00	0.00	0.00	
TOTAL HA - WIDE				\$77,800.00	\$71,000.00	\$0.00	\$0.00	

12/5/2007

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CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx224d02

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

12/5/2007

PHA Name: <p style="text-align: center;">Elsa Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P22450106 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2006</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 2
 Performance and Evaluation Report for Program Year Ending **9/30/07**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00	35,000.00	20,000.00	20,000.00
3	1408 Management Improvements	27,000.00	16,743.96	1,743.96	1,743.96
4	1410 Administration	10,538.00	4,299.75	4,299.75	4,299.75
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	22,000.00	24,000.00	2,939.08	2,939.08
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	105,819.00	97,313.29	4,529.42	4,529.42
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	8,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$185,357.00	\$185,357.00	\$33,512.21	\$33,512.21
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

12/5/2007

PHA Name: Elsa Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P22450106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		20,000.00	35,000.00	20,000.00	20,000.00	
	Total 1406			20,000.00	35,000.00	20,000.00	20,000.00	
	Management Improvements:							
	General Technical Assistance	1408		5,000.00	5,000.00	0.00	0.00	
	Staff Training	1408		6,000.00	5,000.00	0.00	0.00	
	Staff Travel	1408		6,000.00	5,000.00	0.00	0.00	
	Social Service Coordinator	1408		10,000.00	1,743.96	1,743.96	1,743.96	
	Total 1408			27,000.00	16,743.96	1,743.96	1,743.96	
	Administration:							
	CFP Coordinator/Pro-rated Salaries	1410		10,538.00	4,299.75	4,299.75	4,299.75	
	Total 1410			10,538.00	4,299.75	4,299.75	4,299.75	
	Fees and Costs:							
	A&E Services	1430		8,000.00	8,000.00	350.00	350.00	
	Update Annual Agency Plan	1430		5,000.00	5,000.00	0.00	0.00	
	Consultant Fees	1430		5,000.00	6,000.00	875.00	875.00	
	Publications	1430		1,000.00	3,000.00	1,714.08	1,714.08	
	Legal Fees	1430		3,000.00	2,000.00	0.00	0.00	
	Total 1430			22,000.00	24,000.00	2,939.08	2,939.08	
	TOTAL HA - WIDE			\$79,538.00	\$80,043.71	\$28,982.79	\$28,982.79	

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

12/5/2007

PHA Name: Elsa Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P22450106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX224-001	Dwelling Structures:							
Los Vecinos	Replace Roofs	1460		71,500.00	4,529.42	4,529.42	4,529.42	
	Purchase paint for interior	1460		5,000.00	0.00	0.00	0.00	
	Purchase refrigerators and stoves	1465.1		0.00	4,000.00	0.00	0.00	
	TOTAL TX224-001			\$76,500.00	\$8,529.42	\$4,529.42	\$4,529.42	
TX224-004	Purchase paint for interior	1460		3,000.00	0.00	0.00	0.00	
Llano Grande	Replace windows	1460		21,319.00	21,319.00	0.00	0.00	
	Replace roofs	1460		0.00	71,464.87	0.00	0.00	
	TOTAL TX224-004			\$24,319.00	\$92,783.87	\$0.00	\$0.00	
TX224-006	Purchase paint for interior	1460		5,000.00	0.00	0.00	0.00	
Live Oak	Purchase refrigerators and stoves	1465.1		0.00	4,000.00	0.00	0.00	
	TOTAL TX224-006			\$5,000.00	\$4,000.00	\$0.00	\$0.00	
	TOTAL PHYSICAL IMPROVEMENTS			\$105,819.00	\$105,313.29	\$4,529.42	\$4,529.42	
	Total 1460			\$105,819.00	\$97,313.29	\$4,529.42	\$4,529.42	
	Total 1465.1			\$0.00	\$8,000.00	\$0.00	\$0.00	
	TOTAL CAPITAL FUNDS GRANT FOR 2006			\$185,357.00	\$185,357.00	\$33,512.21	\$33,512.21	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx224e02

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

12/15/2007

PHA Name: <p style="text-align: center;">Elsa Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P22450105 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **9/30/07**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00	20,000.00	20,000.00	20,000.00
3	1408 Management Improvements	32,600.00	13,063.77	13,063.77	13,063.77
4	1410 Administration	10,000.00	10,000.00	10,000.00	10,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	19,404.00	14,688.65	14,688.65	14,688.65
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	110,006.00	134,257.58	134,257.58	134,257.58
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$192,010.00	\$192,010.00	\$192,010.00	192,010.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

12/15/2007

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Elsa Housing Authority		Capital Fund Program No: TX59P22450105				2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		20,000.00	20,000.00	20,000.00	20,000.00	Complete
	Total 1406			20,000.00	20,000.00	20,000.00	20,000.00	
	Management Improvements:							
	General Technical Assistance	1408		3,000.00	0.00	0.00	0.00	
	Staff Training	1408		3,000.00	3,350.00	3,350.00	3,350.00	Complete
	Staff Travel	1408		5,000.00	2,660.00	2,660.00	2,660.00	Complete
	Replace PC Hardware	1408		11,600.00	0.00	0.00	0.00	
	Social Service Coordinator	1408		10,000.00	7,053.77	7,053.77	7,053.77	Complete
	Total 1408			32,600.00	13,063.77	13,063.77	13,063.77	
	Administration:							
	CFP Coordinator/Pro-rated Salaries	1410		10,000.00	10,000.00	10,000.00	10,000.00	Complete
	Total 1410			10,000.00	10,000.00	10,000.00	10,000.00	
	Fees and Costs:							
	A&E Services	1430		8,404.00	3,455.00	3,455.00	3,455.00	Complete
	Update Annual Agency Plan	1430		5,000.00	5,226.53	5,226.53	5,226.53	Complete
	Consultant Fees	1430		5,000.00	4,900.00	4,900.00	4,900.00	Complete
	Publications	1430		1,000.00	1,107.12	1,107.12	1,107.12	Complete
	Total 1430			19,404.00	14,688.65	14,688.65	14,688.65	
	TOTAL HA - WIDE			\$82,004.00	\$57,752.42	\$57,752.42	\$57,752.42	

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

12/15/2007

PHA Name: Elsa Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P22450105 Replacement Housing Factor Grant No:						Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX224-001	Dwelling Structures:								
Los Vecinos	Replace Roofs	1460		61,154.00	104,457.58	104,457.58	104,457.58	Complete	
	TOTAL TX224-001			\$61,154.00	\$104,457.58	\$104,457.58	\$104,457.58		
TX224-004	Replace exterior closet doors (32")	1460		5,270.00	7,000.00	7,000.00	7,000.00	Complete	
Llano Grande	Replace exterior water heater doors (30")	1460		4,250.00	6,000.00	6,000.00	6,000.00	Complete	
	Replace windows	1460		0.00	0.00	0.00	0.00	Complete	
	Fumigate for termites	1460		0.00	6,912.00	6,912.00	6,912.00	Complete	
	TOTAL TX224-004			\$9,520.00	\$19,912.00	\$19,912.00	\$19,912.00		
TX224-006	Paint interior/exterior	1460		39,332.00	0.00	0.00	0.00		
Live Oak	Fumigate for termites	1460		0.00	9,888.00	9,888.00	9,888.00	Complete	
	TOTAL TX224-006			\$39,332.00	\$9,888.00	\$9,888.00	\$9,888.00		
	TOTAL PHYSICAL IMPROVEMENTS								
	Total 1460			\$110,006.00	\$134,257.58	\$134,257.58	\$134,257.58		
	TOTAL CAPITAL FUNDS GRANT FOR 2005			\$192,010.00	\$192,010.00	\$192,010.00	\$192,010.00	100% Completed	

Attachment: tx224f02
Housing Authority of the City of Elsa
VAWA Support and Assistance

Elsa Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide and improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA has partnered with Mujeres Unidas, a local agency, to provide referrals

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
- Train staff on the confidentiality issues as required by VAWA.

In addition, we have added to the transfer policy the option that will permit the family or individual affected by domestic violence, dating violence or stalking to take precedence over new admissions.