

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

PHA Plans

5 Year Plan for Federal Fiscal Years 2010- 2014

(GHA FY 2011 – 2015)

Annual and Capital Fund Plan for FFY 2010

(GHA FY 2011)

**PHA Plan
Agency Identification**

PHA Name: Galveston Housing Authority

PHA Number: TX017

PHA Fiscal Year Beginning: (07/1/2010)

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: **990 (410) ***

Number of S8 units: **1261 (1231) ****

*The total number of units pre-Ike versus post-Ike

** The number of vouchers allocated versus the number of vouchers expended

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN FOR FFY 2010 – FFY 2014

GHA FISCAL YEARS 2011 – 2015

[24 CFR Part 903.5]

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The GHA's mission is: **Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low to moderate income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life of all persons of low to moderate income in the community.**

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing**
Objectives:
- Apply for additional rental vouchers:
If they become available during 2010-2014
 - Reduce public housing vacancies in AMP 2 to 3% by June 30, 2010. (AMP 1 and 89% of AMP 3 are closed due to damages sustained because of Hurricane Ike).
 - Reduce the number of turnaround days to score an "A" or better on PHAS during FY 2010-2014.
 - Acquire or build units or developments: GHA plans to redevelop 569 housing units damaged by Hurricane Ike.
 - Apply for HCV relocation vouchers.
 - Apply for Hope VI
 - Other: Finalize Housing Replacement Fund Plan by 6/30/2011
Make necessary application to HUD to receive RHF funds for Palm Terrace to GHA upon completion of RHF Plan Submission and any other submissions during the next 5 years.
 - Use project based vouchers to expand supply of affordable housing

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management (PHAS score).
Attain 90 or above during FY 2010 to 2014.
- Improve voucher management (SEMAP score).
Attain 90 or above on SEMAP in years FY 2010-2014.

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
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Increase customer satisfaction **FY 2010 - 2014.**

1. Hold at least one board meeting per year at each open Public Housing site to better inform residents of GHA's ongoing business activities.
2. AMP Managers will attend three resident council meetings per year, or other social functions collectively, to interact with residents and/or discuss issues pertinent to their respective areas of responsibilities. In addition, the department heads will attend other Resident Council meetings as requested by Resident Council President or GHA's Executive Director
3. Hold customer service training for GHA employees for who interact with the public.
4. Produce quarterly newsletter to residents.
5. Continue to Improve Quality Assurance Program for service call customer satisfaction.
6. Outreach to residents for greater participation in ICC and on site learning center through Resident Services fairs at complexes once housing units are online again.
7. Provide assistance to Resident Councils regarding use of PH operating funds

during FY 2010-2014.

online again.

Computer centers.

9. Provide enhanced services to senior and disabled population through
10. Publish senior's newsletters (bilingual) on a monthly basis.
11. Conduct quarterly walkthrough on the properties by the Public Housing Supervisor, Maintenance Director, and Resident Council Representatives.
12. Conduct Annual meeting for the Resident Councils during 1st half of the year.
13. Work with local service providers to identify resources for victims of

"Violence Against Women" (VAWA 2005)

Concentrate on efforts to improve specific management functions: (i.e., Public Housing finance; voucher unit inspections)

1. Finance training for finance department staff.
2. Require Housing Management Certification for all Asset Managers and assistants by the one year anniversary from date of hire.
3. Obtain Advanced Housing Quality Standards certification for Section 8 Inspectors by 6/30/2015.
4. Obtain UPCS certifications for all AMP Managers by 06/30/15

Renovate or modernize public housing units.

1. Meet all obligation and expenditure deadlines in 5 Year Modernization Plan.
2. Modernize Gulf Breeze apartments.
3. Modernize units by making them energy efficient.

Provide replacement public housing for units damaged by Hurricane Ike.

Provide replacement vouchers

1. Apply for Replacement Vouchers.

Other:

PHA Goal: Increase assisted housing choices

Objectives:

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

- Provide voucher mobility counseling.
Maintain mobility counseling as a part of Section 8 briefings to make clients aware of choices in housing
- Conduct outreach efforts to potential voucher landlords
 1. Conduct outreach efforts through membership in Galveston County Apartment Association and Galveston Association of Realtors for Section 8 and Public Housing staff on a continuing basis.
- Implement 80 homeownership vouchers by 6/30/2013, 20 homes during 2010, 2011 and 2012. This will be a difficult task because of the economic impact of Hurricane Ike on Galveston, Texas.
- Implement public housing or other homeownership programs.
- Implement public housing site based waiting lists.
- Convert public housing to vouchers:
- Other: (list below)
 - Conduct two landlord receptions each year during March and November during the FY 2010-2014.
 - Weekly landlord receptions for those participating in DHAP due to Hurricane Ike.
 - Use project based vouchers to offer more assisted housing choices.
 - Implement a Lease-Purchase homeownership program.

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
- Construct 179 scattered site units in non-poverty impacted areas of the city as a part of GHA's rebuilding process.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- Other: (list below)
 1. Improve curb appeal of all complexes.
 2. Continue to allocate 10 project-based vouchers for usage for victims of domestic violence. (Violence Against Women and Justice Department Reauthorization Act of 2005)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families.

- Provide or attract supportive services to improve assistance recipients' employability:
 1. Partner with Galveston College, College of the Mainland, and University of Texas Medical Branch (UTMB) to expand opportunities to enhance resident educational skills during FY 2010-2014.
 2. Continue relationship with the Workforce Solutions employees to seek opportunities for educational and employment for residents with referrals from GHA's Resident Services Department during FY2010-2014.
 3. Continue to partner with UTMB for Public Housing and Section 8 Family Self- Sufficiency programming for the "Pathways to Success Program".
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 1. Contact Galveston county Health Services or UTMB to establish clinic at Gulf Breeze.
- Other: (list below)
 1. Continue the Family Self-Sufficiency Program for Section 8 for 50 Section 8 participants or as HUD limits the number. GHA is working towards this goal but anticipates challenges do to negative impact of Hurricane Ike.
 2. Continue Section 8 and Public Housing Homeownership Programs. GHA is working towards this goal but anticipates challenges due to negative impact of Hurricane Ike. GHA has requested a waiver and two year extension for the completions of the ROSS Homeownership Grant Program.
 3. Establish Neighborhood Network Center for Cedar Terrace once units are back online. GHA has requested a waiver and two year extension for the completion of its HUD funded programming and work plans for the Neighborhood Network Center program due to damage from Hurricane Ike.
 4. Implement Section 3 program.

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Other:
 1. On a quarterly basis, GHA will contact interested landlords and Section 8 HCV waiting list individuals to try to bring applicants units that are located in the non-minority impacted areas of the city.
 2. Each employee signs Equal Opportunity Non-Discrimination Statement at the time employee orientation.

Other PHA Goals and Objectives: (list below)

1. Address 99% of Exigent Health and Safety deficiencies of REAC inspections within 24-hour notice period.
2. Maintain at least 97% reporting rate of PIC submissions during 2010 – 2015.
3. Maintain HCV utilization (by Available Budget Authority) 90% or better during FYS 2010-2015
4. Complete GHA website development by 7/31/2010.
5. Decrease “0” income reporting families by 30% compared to start of the fiscal year by 12/31/11.
6. Explore opportunities to expand housing opportunities due to damage from Hurricane Ike and apply for tax credits.
7. Develop Owner brochure with current updates and changes by 12/31/11.
8. Assist 50% of HCV moves to areas of low minority concentration by 6/30/11.
9. Develop a fraud task force to identify fraud cases.
10. Encourage 75% of landlords to use direct deposit.
11. Maintain and update employee manual annually.
12. Establish and maintain just-in-time (real time) materials procurement to meet maintenance, to reduce storage costs.
13. Implement income tiers to promote income mixing and deconcentrate poverty.
14. Implement Section 3 program.
15. Offer professional trainings for staff.
16. Implement scattered site development as a strategy to address blight and stabilize neighborhoods.

**Annual Plan FFY 2010
For PHA Fiscal Year 2011**

[24 CFR Part 903.7]

i Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

(Attachment Filename: tx017a10)

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.

| Annual Plan | Page # |
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1.1. Attachments

1.1. 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
- GHA FY 2010 Capital Fund Program Annual Statement
(Attachment Filename: **tx017b10**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Admissions Policy for Deconcentration (Attachment Filename: **tx017p10**)
- List of Resident Advisory Board Members (Attachment Filename: **tx017m10**)
- List of Resident Board Members (Attachment Filename: **tx017l10**)
- Community Service Description of Implementation
- Information on Pet Policy (Attachment Filename: **tx017n10**)
- Section 8 Homeownership Capacity Statement, if applicable (Attachment Filename: **tx017o10**)
- Description of Homeownership Programs, if applicable
- Statement of Progress in Meeting Five Year Plan (Attachment Filename: **tx017c10**)

Optional Attachments:

- PHA Management Organizational Chart (**Attachment Filename: tx017j10**)
- FFY 2011-2015 Capital Fund Program 5-Year Action Plan (**Attachment Filename: tx017d10**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (**Attachment Filename: tx017k10**)
- Other (List below, providing each attachment name)
Annual Audit (**Attachment Filename: tx017i10**)

1.1. 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.

| 1.1.3.1.List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | 1.1. Supporting Document | Applicable Plan Component |
| X Tab 6 | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X Tab 7 | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X Tab 8 | 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. Fair Housing Documentation Continued. | 5 Year and Annual Plans a. Consent Decree b. Census Block Map c. Section 8 Concentration Statistics. |
| X Tab 9 | 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 a. City of Galveston’s Consolidated Plan 2005 b. Analysis of Impediments 2006 |
| X Tab 10 | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; FY 2010 Operating Budget |

| | | |
|------------------------|---|--|
| X Tab 11a | 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 Tab 11b | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X Tab 11a (ACOP) | 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 *Contained in ACOP | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X 11a | 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 11a | 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 Tab 11b | 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 Tab 12 | 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 Tab 13a | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X Tab 13b | 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 Tab 14 | The latest Capital Fund/Comprehensive Grant Program Plan Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |

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| | | |
|--------------|---|---|
| X Tab 14 | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment | 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 |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| 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 | Annual Plan: Conversion of Public Housing |
| X Tab 8b | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| X Tab 11a | 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 Tab 15 | Any cooperative agreement between the PHA and the TANF agency (GHA and Gulf Coast Career Centers) | Annual Plan: Community Service & Self-Sufficiency |
| X Tab 15b | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X Tab 15f | Elderly Services Coordinator Grant Program Report, 06/30/2009 period ending | Annual Plan: Community Service & Self-Sufficiency |
| X Tab 16 | 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: 2008 Annual Audit |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |

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| | | |
|--------------|--|--|
| X Tab 17 | Other supporting documents (optional) (list individually; use as many lines as necessary) | a. GHA Management Organizational Chart (tx017j01) |
| X Tab 17d | Supporting Documents continued | a. RAB comments (tx017k01) c. Goals and Objectives d. Appendix -Blood Borne Disease Policy -Capitalization Policy -Check Signing Policy -Criminal Records Management Policy -Disposition Policy -Drug Free Policy -Ethics Policy -Facilities Use Policy -Funds Transfer Policy -Hazardous Materials Policy -Investment Policy -Maintenance Policy -Natural Disaster Policy -Pest Control Policy -Procurement Policy -Public Housing Lease (tx017p01) |

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.

Pre-Ike Housing Needs

The need for public and other subsidized housing pre-dates the onset of devastation from Hurricane Ike. According to the Census Bureau’s American Community Survey’s (ACS) 2006-2008 average, there were 52,821 residents in 22,695 households on Galveston Island. Prior to Ike striking the Island, the Galveston Housing Authority operated 990* units of public housing—356 units in the two high rise complexes for the elderly, 34 scattered site, 20 duplexes for the elderly and 569 in the four family complexes destroyed by the storm. GHA also administered 1,213 Section 8 Housing Choice Vouchers, with 697 of the households living on the Island and 516 living on the Mainland. Based on 2006-2008 ACS data, prior to Ike, there were 12,704 households renting their homes and for those rental units for which income data were available, 9,990 earned total household incomes of less than 80% of the area’s overall median income, with 4,940 of these households earning less than \$20,000 per year. The table below shows the number of households eligible for public housing or housing choice vouchers based on the income criteria alone. Also included are the household counts for those paying more than 30% of their income on rent and those having other housing problems, including

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overcrowding, lacking sufficient plumbing and/or lacking proper kitchen facilities.

**One unit was not available for residential use and ten units were destroyed in a fire.*

Extracting those households who were already receiving assistance from Galveston Housing Authority we can estimate that approximately 8,314 households in 2008 were eligible based solely on income and housing need.

Table 1 – 2008 Estimates of Renter Households Below 80% of Median Household Income and Having a Housing Cost Burden And/or Other Housing Problems*

| Income Ranges for Average Sized Household (HUD Income Limits for 2007) | Estimated Number of 2008 Renter Households | Estimated Number of Renter Households Paying 30% or More on Rent | Estimated Number of Renter Households Paying 30%+ and Having Other Housing Problems |
|--|---|---|--|
| \$0-\$19,999 | 4,940 | 3,924 | 4,176 |
| \$20,000-\$34,999 | 2,736 | 1,545 | 1,733 |
| \$35,000-\$49,999 | 2,314 | 313 | 350 |
| Total Renter Households Eligible for Assistance (including those receiving public housing or HCVs) | 9,990 | 5,813 | 6,259 |
| Total Renter Households in Galveston | 12,704 | 5,856 | 6,312 |
| Percent of Eligible Renter Households | 78.64% | 99.27% | 99.16% |

**Sources: Census ACS 2006-2008, Major income categories falling under 2009 low-moderate income ranges (80% of median) HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) data and City of Galveston 5-Year Consolidated Plan*

¹ The 2007 Median Household Income for the Galveston area was \$57,200, making 80% of median \$45,700. Federal income limits for public housing are based on household size and in 2007 ranged from \$24,150 for a single-person household to \$64,400 for a household with 8 or more family members.

Post-Ike Rental Housing

The City of Galveston has produced a series of maps showing the level of damage for each property. These damage assessment maps show that the vast majority of the structures that were destroyed or had substantial damage were located north of Broadway. These maps may be viewed on-line at: http://recoverygalveston.org/Damage_Assessment_Maps.asp. The City of Galveston's Property Analysis Report analyzed the damage based on land use and ownership as reported by the Galveston County Appraisal District. Of those parcels substantially damaged or destroyed, only 469 were residential with homestead exemptions, indicating that they are owner-occupied. The study did not indicate the land use for the other parcels. However, the study did note that the majority of the damage was sustained in areas of not only the highest concentration of non-tourist rental properties

but also of the disadvantaged island population. This indicates that those least able to find alternative housing on the Island or elsewhere were living in the area where housing was the most severely damaged or destroyed. In comparing apartment rents per goSection8.com, it appears that the owners of units that sustained little damage have been able to significantly raise their rents due to the very limited supply of quality rental housing available post-Ike.

In summary, results of post-Ike analysis suggest that the need for affordable and safe housing for the disadvantaged has increased dramatically since the ACS data of 2005-2007. There are 2,359 additional households on the waiting list with the Galveston Housing Authority in addition to another 4,740 who were income-eligible for public housing and living in rental housing with some level of housing problems pre-Ike.

Statistics from DHAP – Ike

The Disaster Housing Assistance Program – Ike (DHAP-Ike) is a U.S. Department of Housing and Urban Development (HUD) – Federal Emergency Management Agency (FEMA) initiative to provide monthly Rental Assistance, and Case Management Services, for families displaced from their homes by Hurricanes Ike and Gustav. To date, the Galveston Housing Authority (GHA) has been assigned approximately 7,000 families to manage since the inception of the DHAP-Ike, which commenced November 1, 2008. The GHA is currently providing Rental Housing and Case Management Assistance to approximately 2,000 families.

As the May 2010 sunset date of the Disaster Housing Assistance Program-Ike quickly approaches, the need for affordable housing on the island is greater than ever before. At the end of the DHAP-Ike, the GHA anticipates that we will have in excess of 1,500 (or 75%) of families in need of sustained affordable housing assistance. This number is comprised DHAP-Ike Participant families classified in Tiers 3 and 4. Of the approximately 1,500 families that will be in need of sustained housing assistance, 446 are elderly and/or disabled. Additionally, 909 of the approximately 1,500 families that will be in need of sustained housing assistance after the DHAP-Ike is scheduled to end are employed. Thus evidencing that even with the wages earned in the household, the family is still not financially able to obtain permanent sustained housing without federal assistance and whose housing costs exceed more than 30% of their monthly income.

Hurricane Ike damaged all four family Public Housing developments owned and operated by the Galveston Housing Authority. The permanent destruction of these four family developments resulted in the displacement of 569 Public Housing families. Of the 569 displaced Public Housing families, 324 are currently participating on the DHAP-Ike.

In addition to the large number of DHAP-Ike Participant families, the GHA currently has 1,513 and 1,114 applicants on the Low Income Public Housing and Section 8 Housing Choice Voucher Program

Waiting Lists, respectively. Of the LIPH and S-8 HCV Waiting Lists, 1,011 and 423 applicants live on the Island.

The GHA estimates that there are probably an even larger number of Galveston area families that could potentially be eligible for some form of federal rental housing assistance. However, due to the immigration status of the Head of Household, the family opted not to participate in the DHAP-Ike thinking they would be ineligible to participate in the Disaster Housing Assistance Program – Ike.

Statistical data suggests that many Galvestonians will still be in need of housing assistance once DHAP-Ike ends in May 2010. The Galveston Housing Authority and the City of Galveston, working together with U. S. Department of Housing and Urban Development, can address the affordable housing crisis facing Galveston, Texas.

| Name of Jurisdiction: Galveston (CDBG), Texas | | Source of Data: CHAS Data Book 2000 | | | | Table – Comprehensive Housing Affordability Strategy – All Households of Galveston Con Plan | | | | | |
|---|---|--|---|-----------------------------------|-------------------------|--|-------------------------------------|--|-----------------------------------|------------------------|------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | | Owners | | | | | Total Households |
| | Elderly 1 & 2 member households (A) | Small Related (2 to 4) (B) | Large Related (5 or more) (C) | All Other Households (D) | Total Renters (E) | Elderly 1 & 2 member households (F) | Small Related (2 to 4) (G) | Large Related (5 or more) (H) | All Other Households (I) | Total Owners (J) | |
| 1. Household Income <=50% MFI | 1,339 | 2,225 | 599 | 2,309 | 6,472 | 1,188 | 472 | 149 | 374 | 2,183 | 8,655 |
| 2. Household Income <=30% MFI | 898 | 1,359 | 340 | 1,510 | 4,107 | 584 | 210 | 65 | 230 | 1,089 | 5,196 |
| 3. % with any housing problems | 69.2 | 72.8 | 91.2 | 72.1 | 73.2 | 67.6 | 70.5 | 75.4 | 70.9 | 69.3 | 72.4 |
| 4. % Cost Burden >30% | 66.9 | 66.1 | 71.2 | 70.4 | 68.3 | 67 | 70.5 | 46.2 | 66.5 | 66.3 | 67.9 |
| 5. % Cost Burden >50% | 44.7 | 47.9 | 42.4 | 62.1 | 52 | 44.5 | 62.9 | 15.4 | 44.3 | 46.3 | 50.8 |
| 6. Household Income >30% to <=50% MFI | 441 | 866 | 259 | 799 | 2,365 | 604 | 262 | 84 | 144 | 1,094 | 3,459 |
| 7. % with any housing problems | 78.7 | 65.6 | 79.2 | 82.5 | 75.2 | 38.4 | 53.1 | 64.3 | 52.8 | 45.8 | 65.9 |
| 8. % Cost Burden >30% | 76.4 | 59.9 | 44 | 81.2 | 68.5 | 38.4 | 51.5 | 45.2 | 52.8 | 44 | 60.7 |
| 9. % Cost Burden >50% | 22.2 | 15.4 | 13.1 | 23 | 19 | 15.1 | 16 | 21.4 | 29.2 | 17.6 | 18.6 |
| 10. Household Income >50 to <=80% MFI | 227 | 1,094 | 207 | 1,039 | 2,567 | 625 | 765 | 282 | 226 | 1,898 | 4,465 |
| 11. % with any housing problems | 33.5 | 33.4 | 56 | 28.6 | 33.3 | 10.6 | 40.3 | 46.8 | 38.1 | 31.2 | 32.4 |
| 12. % Cost Burden >30% | 33.5 | 20 | 5.8 | 23.1 | 21.3 | 10.6 | 35.3 | 7.1 | 38.1 | 23.3 | 22.2 |
| 13. % Cost Burden >50% | 6.6 | 0.7 | 0 | 0.4 | 1.1 | 4.8 | 6 | 0 | 9.7 | 5.2 | 2.8 |
| 14. Household Income >80% MFI | 376 | 1,751 | 144 | 1,749 | 4,020 | 1,575 | 2,811 | 449 | 901 | 5,736 | 9,756 |
| 15. % with any housing problems | 16 | 8.3 | 46.5 | 6.6 | 9.7 | 5.6 | 7.6 | 23.2 | 13.9 | 9.2 | 9.4 |
| 16. % Cost Burden >30% | 13.3 | 1.4 | 0 | 2.7 | 3 | 5.3 | 6 | 1.8 | 13.4 | 6.7 | 5.2 |
| 17. % Cost Burden >50% | 5.3 | 0 | 0 | 0 | 0.5 | 1.9 | 1.6 | 0 | 3.9 | 1.9 | 1.3 |
| 18. Total Households | 1,942 | 5,070 | 950 | 5,097 | 13,059 | 3,388 | 4,048 | 880 | 1,501 | 9,817 | 22,876 |
| 19. % with any housing problems | 56.8 | 40.8 | 73.5 | 42.4 | 46.2 | 23.1 | 20 | 38.5 | 30 | 24.2 | 36.8 |
| 20. % Cost Burden >30 | 54.8 | 32.7 | 38.7 | 39.2 | 39 | 22.8 | 17.9 | 10.9 | 29 | 20.7 | 31.1 |
| 21. % Cost Burden >50 | 27.5 | 15.6 | 18.7 | 22.1 | 20.1 | 12.1 | 6.6 | 3.2 | 13.4 | 9.2 | 15.5 |

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

Table – Housing Affordability Mismatch – All Households

| Name of Jurisdiction: | | Source of Data: | | | | Data Current as of: | | | |
|------------------------------------|--------------------------------|-----------------|------|-------|--|---------------------|-------|-------|-------|
| Galveston(CDBG), Texas | | CHAS Data Book | | | | 2000 | | | |
| Housing Units by Affordability | Renters Units by # of bedrooms | | | | Owned or for sale units by # of bedrooms | | | | |
| | 0-1 | 2 | 3+ | Total | 0-1 | 2 | 3+ | Total | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Rent <=30% | | | | | Value <=30% | | | | |
| # occupied units | 1,105 | 898 | 596 | 2,599 | | N/A | N/A | N/A | N/A |
| % occupants <=30% | 71.9 | 60.7 | 53.4 | 63.8 | | N/A | N/A | N/A | N/A |
| % built before 1970 | 73.9 | 82.1 | 85.7 | 79.5 | | N/A | N/A | N/A | N/A |
| % some problem | 48.3 | 30.6 | 32.6 | 38.6 | | N/A | N/A | N/A | N/A |
| # vacant for rent | 183 | 256 | 101 | 540 | # vacant for sale | N/A | N/A | N/A | N/A |
| 2. Rent >30% to <=50% | | | | | Value <=50% | | | | |
| # occupied units | 2,162 | 1,588 | 496 | 4,246 | | 574 | 2,199 | 2,699 | 5,472 |
| % occupants <=50% | 59.1 | 48.9 | 66.7 | 56.2 | | 44.6 | 37.3 | 23.4 | 31.2 |
| % built before 1970 | 71 | 75.9 | 83.7 | 74.3 | | 72.6 | 88.3 | 85.1 | 85.1 |
| % some problem | 57.1 | 42.4 | 57.9 | 51.7 | | 14.5 | 12.6 | 7.2 | 10.1 |
| # vacant for rent | 428 | 405 | 96 | 929 | # vacant for sale | 42 | 72 | 53 | 167 |
| 3. Rent >50% to <=80% | | | | | Value >50% to <=80% | | | | |
| # occupied units | 2,753 | 2,379 | 616 | 5,748 | | 118 | 619 | 1,729 | 2,466 |
| % occupants <=80% | 64.8 | 51.7 | 47.6 | 57.6 | | 62.7 | 43.6 | 27.1 | 33 |
| % built before 1970 | 28.3 | 44.1 | 71.8 | 39.5 | | 89.8 | 81.6 | 67 | 71.8 |
| % some problem | 49.6 | 41 | 40.3 | 45 | | 33.1 | 10.8 | 8.4 | 10.2 |
| # vacant for rent | 425 | 475 | 24 | 924 | # vacant for sale | 8 | 20 | 36 | 64 |
| 4. Rent >80% | | | | | Value >80% | | | | |
| # occupied units | 355 | 267 | 104 | 726 | | 95 | 472 | 1,396 | 1,963 |
| # vacant for rent | 22 | 39 | 65 | 126 | # vacant for sale | 4 | 20 | 57 | 81 |

- **569 units of public housing were damaged by Hurricane Ike.**

The following is a summary of the housing and household (occupied housing) findings for Galveston. The data was selected from various sources that include the U.S. Census Bureau, the American Community Survey 2006-2008, and Realestate.com.

- The housing unit count was **29,651 down from 30,017 units in 2000.**
- The household (occupied housing unit) count was **21,654 down from 23,842** in 2000.
- In 2000, 43.8% of the households were owner-occupied, up from 43.6% in 2000. In 2000, the remaining 56.2% of the occupied units (households) were renter-occupied down from 56.4%.

- In 2000, **79.8% of renters and 44.3%** of owners were very low-, low- or moderate-income, up from 69.2% and 41.6% respectively. According to the 1990 U.S. Census, these figures were 75.67% and 46.2%.
- 27.0% of units were vacant, up from 20.6% in 2000. In 2000, 23.8% of the vacant units were being used for seasonal or recreational use, while 36.4% were for such uses in 2000.
- Based on the Westat's report and sample data entitled *National Survey of Lead and Allergens in Housing* applied to Galveston's total household counts from the 2006 – 2008 ACS, there were approximately 9,867 occupied units with lead-based paint and 4,898 with lead-based paint hazards, defined as deteriorated paint.
- The 2006-2008 ACS average persons per household was 2.2, down from 2.3 in 2000, with 2,364 living in group quarters, up from 1,850 persons in 1990.* However using statistics from the Galveston County Homeless Coalition, it is estimated that there are between 800 and 1,800 homeless living within the City of Galveston.
- According to realestate.com, there are currently only 63 houses and 100 condominiums for sale under \$100,000 in Galveston with another 113 houses and 62 condominiums for sale between \$100,000 and \$149,999.

**Please note that Group Quarter Demographics are not available for ACS, only for decennial*

Census.

| | Number of Households (A) | Number of Total units (occupied & vacant) (B) | Number leased/owned by higher income (C) | Number leased/owned by or available to income (D=B-C) | Gap (Households - Available Units) (E=D-A) | Number of Units with Problems (F) | Gap (Households - Available Sound Units) (E-F) |
|---------------------------------------|--------------------------|---|--|---|--|-----------------------------------|--|
| Rental Units | | | | | | | |
| Very Low Income (<= 30% Median) | 4,107 | 3,139 | 940 | 2,199 | -1,908 | 1,212 | -3,120 |
| Low-Income (>30% & <=50% Median) | 2,365 | 5,175 | 1,860 | 3,315 | 950 | 2,499 | -1,549 |
| Moderate-Income (>50% & <=80% Median) | 2,567 | 6,672 | 2,437 | 4,235 | 1,668 | 3,670 | -2,002 |
| Total Rental | 9,039 | 14,986 | 5,237 | 9,749 | 710 | 7,381 | -6,671 |
| Owner Units | | | | | | | |
| Very Low Income (<= 30% Median) | 1,089 | 0 | 0 | 0 | -1,089 | 0 | -1,089 |
| Low-Income (>30% & <=50% Median) | 1,094 | 5,639 | 3,765 | 1,874 | 780 | 569 | 211 |
| Moderate-Income (>50% & <=80% Median) | 1,898 | 2,530 | 1,652 | 878 | -1,020 | 258 | -1,278 |
| Total Owner | 4,081 | 8,169 | 5,417 | 2,752 | -1,329 | 827 | -2,156 |

The City of Galveston has developed a number of strategies/objectives within six priorities for addressing the specific housing issues in Galveston. The priorities are:

- To provide and expand the supply of safe, decent and affordable housing through the rehabilitation of existing residential property;
- To provide and expand homeownership opportunities for low- and moderate-income homebuyers;
- To provide and expand the supply of safe, decent and affordable housing through the development of new residential property;
- To reduce the number of housing units containing lead based paint;
- To expand the number of housing subsidies throughout Galveston;
- To expand the supply of safe, decent, and affordable rental housing for extremely low-, very low-, and low-income persons; and
- To identify and eliminate barriers to affordable housing and impediments to fair housing.

| 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 | 5196 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >30% but <=50% of AMI | 3459 | 5 | 4 | 4 | 5 | 5 | 5 |
| Income >50% but <80% of AMI | 4465 | 3 | 3 | 3 | 3 | 5 | 3 |
| Elderly | 1942 | 5 | 5 | 5 | 5 | 5 | 5 |
| Families with Disabilities | 2345 | 5 | 5 | 5 | 5 | 5 | 5 |
| White/Non Hispanic or Latino | 5,850 | 5 | 5 | 5 | 5 | 5 | 5 |
| African American | 4019 | 5 | 5 | 5 | 5 | 5 | 5 |
| Hispanic or Latino | 2725 | 5 | 5 | 5 | 5 | 5 | 5 |
| Native American | 39 | 5 | 5 | 5 | 5 | 5 | 5 |
| Asian | 580 | 5 | 5 | 5 | 5 | 5 | 5 |

SOCDS CHAS DATA: Housing Problems Output for all Households

Legend:

Severity of Need Matrix

| Number | Description | *Measurement |
|--------|-----------------------|---|
| 1 | Little Need | Trace of population paying >30% of income for rent. |
| 2 | Moderate Need | 10% to 15% of population paying >30% of income for rent |
| 3 | Need | 16% to 20% of population paying >30% of income for rent |
| 4 | Moderate Extreme Need | 21% to 20% of the population paying >30% of income for rent |
| 5 | Extreme Need | >30% of the population paying > 30% of income for rent |

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

- A. State of Texas Low Income Plan of 2006.
- B. Demand analysis for proposed HOPE VI revitalization program at Palm Terrace Homes (prepared in January 2000 by Barton Smith, Economist at the University of Houston and Everett Crawford, Crawford Realty Advisors)
- C. The City of Galveston 2006 Analysis of Impediments to Housing Choice
- D. Statistical data from GHA’s Section 8 and public housing waiting list

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

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

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 Tenant-Based Assistance | | | |
| <input 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/sub jurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1513 | | 248 |
| Extremely low income <=30% AMI | 1363 | 90% | |
| Very low income (>30% but <=50% AMI) | 126 | 8% | |
| Low income (>50% but <80% AMI) | 22 | 1.00% | |
| Families with children | 532 | 35% | |
| Elderly families* | 4 | 0 | |
| Families with Disabilities | 89 | 6% | |
| Race/ethnicity 1. White | 621 | 41.04% | |
| Race/ethnicity 2. Black | 826 | 54.59% | |
| Race/ethnicity 3. Am/Ind/ | 24 | 1.59% | |
| Race/ethnicity 4. Am/Asian | 5 | 0.33% | |
| Characteristics by BR Size (Public Housing Only) | | | |

| | # of families | % of total families | Annual Turnover |
|---|---------------|---------------------|-----------------|
| 1 BR | 836 | 55.25% | |
| 2 BR | 473 | 31.26% | |
| 3 BR | 155 | 10.24% | |
| 4 BR | 41 | 2.71% | |
| 5 BR | 8 | .53% | |
| 5+ BR | 0 | 0 | |
| <p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 40px;">1.1.4.1.1.1.2. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? NA</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? NA</p> | | | |

| 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/sub jurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1114 | | |
| Extremely low income <=30% AMI | 1031 | 93% | |
| Very low income (>30% but <=50% AMI) | 71 | 6% | |
| Low income (>50% but <80% AMI) | 10 | 1% | |
| Families with children | 295 | 27% | |
| Elderly families | 2 | 0% | |
| Families with Disabilities | 43 | 4% | |
| Race/ethnicity 1. White | 215 | 19.30% | |
| Race/ethnicity 2. Black | 872 | 78.28% | |
| Race/ethnicity 3. Am/Ind | 4 | .36% | |
| Race/ethnicity 4. Am/Asian | 2 | .18% | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| 1.1.4.1.1.3. How long has it been closed (# of months)? Months (9-05-08) | | | |
| 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? No <input checked="" type="checkbox"/> | | | |

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 to a score of "B" or better on PHAS by June 30, 2011.
- Reduce time to renovate Public Housing units.
- Seek replacement of Public Housing units lost to the inventory through Replacement Housing Funding.
- 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 plans to create assisted living facility with partnership with UTMB in using Housing Replacement Funding and other private financing.
- Pursue housing resources other than Public Housing or Section 8 Tenant-Based assistance. (i.e., CDBG, HOME). Apply in 2010 for funding 7 more Home Ownership homes at the OAKS
- Other: (list below)
 - Use project based vouchers to expand supply of affordable housing.

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)

1.1. Need: Specific Family Types: The elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Apply for special purpose vouchers targeted to the elderly, should they become available
- Rebuild units on Palm Terrace site and designate for elderly.

1.1. Need: Specific Family Types: Families with disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

1.1.

1.1. Seek designation of public housing for families with disabilities.

1.1. **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)

Note: GHA works with Homeless Coalition Advocates whose members include representatives for disabled.

1.1. 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 at the time initial orientation to Section 8 program.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.
- Other: (list below)
Continue to analyze the impact of higher payment standards for non-minority impacted census tracks.

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)

1.2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| 1 Federal Grants | | |
| a Public Housing Operations Fund | 2,508,260 | |
| b Public Housing Capital Fund | 1,569,490 | |
| c Housing Replacement Grants | 2,581,861 | |
| d ARRA Capitol Grants | 2,676,038 | |
| e Annual Contributions for Section 8 Tenant Based Assistance | 10,710,000 | |
| f Contributions for DHAP Program | 24,000,000 | |
| g Resident Opportunity and Self-Sufficiency Grants | 500,000 | |
| Other Federal grants (list Below) | | |
| 1 Elderly Service Coordinator | 54,000 | <i>Services for Elderly and Disabled</i> |
| 2 Prior Year Federal Grants (unobligated funds only, list below) | | |
| 05,06,07,08,09 | | |
| 3 Replacement Housing Funds | 2,581,861 | <i>Oaks IV Elderly Units Replacement Housing Units</i> |
| GRACE Funds | 1,000,000 | |
| 4 Public Housing Dwelling Rental Inc. | 936,618 | <i>P H Operations</i> |
| Other Income (list below) | | |
| 1 Investment Earnings | 340,000 | <i>P H Operations</i> |
| 2 ICC Operations | 210,000 | <i>ICC Operations</i> |
| Other Rental, Fees | 75,000 | <i>P H Operations</i> |
| Non-Federal Sources (list below) | | |
| 1 Insurance Reimbursements | 17,500,000 | <i>Rebuild/Repair Housing Units</i> |
| Total Resources | 67,243,128 | |

5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)

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: (100).
 When families are within a certain time of being offered a unit: (3 Months).
 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) History of disturbances

Registered Sex Offender

Convicted of drug charge in conjunction with Methamphetamine distribution or production.

- 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? One to Two lists.

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 1-2
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 (Unless medical necessity or other emergency prevents unit acceptance.)
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary Public Housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below).
- Emergencies
 - Over housed
 - Under housed
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below) To meet deconcentration goals
- c. Preferences
1. Yes No: Has the PHA established preferences for admission to Public Housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Other preference(s) (list below)
 1. Elderly
 2. Handicapped/Disabled

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

1.2. (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)
 - GHA Newsletter
 - Development Site and Administration Bulletin Boards
 - Website-www.ghatx.org

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

- At an annual re-examination 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)

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?
If need is indicated by local records.

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
If need is indicated by local records.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

1. Share if they have been previously terminated from the program
2. Share the previous place of residence of the potential tenant

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 Tenant-based

b. Assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 Tenant-based Assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

1. Head of household becomes ill.
2. Family member becomes ill.
3. Family emergency
4. Unusually large bedroom size

(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)
 1. Elderly
 2. Handicapped/Disabled

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

Date and Time

Former federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans' families (1)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (1)
- 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) (1)

1. Elderly

2. Handicapped/ Disabled

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
Full Time Student-workforce Preference-minimum 30hrs. per week

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

The PHA applies preferences within income tiers

Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer Public Housing are not required to complete Sub-component 4A.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Minimum Rent Hardship Exception as listed in the Admissions and Continued Occupancy Policy

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 re-examinations, 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)

Comparison of Section 8 Fair Market Rents, Payment Standards analysis, HOPE VI Housing Market Analysis, and Cost of Operations

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 for 0, 1, 2 & 4 Bedrooms
- 100% of FMR
- Above 100% but at or below 110% of FMR for all Bedrooms
- 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 sub market
- 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 sub market
- To increase housing options for families
- Other (list below)

d. How often are payment standards re-evaluated for adequacy? (select one)

- Annually
- Other (list below)
When there is Change in HUD published Fair Market Rents

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)
Number of families with a cost burden 40% or more.

(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) Minimum Rent Hardship Exception Policy as listed in the Section 8 Administration Plan

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 | 410 | 24 |
| Section 8 Housing Choice Vouchers | 1583 | 0 |
| | | |
| Section 8 Mod Rehab | N/A | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| | | |
| Other Federal Programs(list individually) | N/A | N/A |
| | | |
| Elderly Services ROSS | | |

- **Hurricane Ike damaged 569 units of public housing.**

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 and Continued Occupancy Policy
 - Maintenance Operations Manual and Policy
 - Public Housing Lease
 - Grievance Procedures
 - Pest Control Policy
- (2) Section 8 Management: (list below)
 - Section 8 Administration 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

(Attachment Filenames: tx017d10, tx017e10, tx017f10,
tx017g10, tx017h10)

-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 (**Attachment Filename: tx017d01**)

-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)

5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)

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:
If funding becomes available for HOPE VI, GHA may apply for Magnolia Homes Site and/or Cedar Terrace site.

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:
GHA will explore possibilities of developing 100 units of Assisted Living Facility and possibly explore mixed-finance at the following sites, Oleander Homes, Cedar Terrace and Magnolia Homes.

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:
New construction of housing on the sites of Palm Terrace, Oleander Homes, Cedar Terrace, Magnolia Homes, as well as, Scattered Sites.

8) Demolition and Disposition

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.)

GHA may still be in the process of awaiting HUD SAC approval for Oleander Homes, Cedar Terrace, Magnolia Homes, and Palm Terrace.

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 (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|--|--------------------------------------|
| 1a. Development name: Magnolia Homes | |
| 1b. Development (project) number: TX017003 | |
| 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 checked="" type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (12/17/09) | |
| 5. Number of units affected: 134 | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) | |
| <input type="checkbox"/> Section 8 for units | |
| <input type="checkbox"/> Public housing for units | |
| <input type="checkbox"/> Preference for admission to other public housing or section 8 | |
| <input checked="" type="checkbox"/> Other housing for 134 units (DHAP vouchers/Tenant Protection vouchers) | |
| 8. Timeline for activity: | |
| a. Actual or projected start date of activity: N/A | |
| b. Actual or projected start date of relocation activities: N/A | |
| c. Projected end date of activity: 6/30/12 (for construction-possible HOPE VI site) | |

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|--|--------------------------------------|
| 1a. Development name: Oleander Homes | |
| 1b. Development (project) number: TX 017001 | |
| 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 checked="" type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (10/28/09) | |
| 5. Number of units affected: 196 | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) | |
| <input type="checkbox"/> Section 8 for units | |
| <input type="checkbox"/> Public housing for units | |
| <input type="checkbox"/> Preference for admission to other public housing or section 8 | |
| <input checked="" type="checkbox"/> Other housing for 196 units (DHAP vouchers/Tenant Protection vouchers) | |
| 8. Timeline for activity: | |
| a. Actual or projected start date of activity: N/A | |
| b. Actual or projected start date of relocation activities: N/A | |
| c. Projected end date of activity: 6/30/12 (for construction) | |

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|--|--------------------------------------|
| 1a. Development name: Cedar Terrace | |
| 1b. Development (project) number: TX017005 and TX017004 | |
| 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 checked="" type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: <u>(12/17/09)</u> | |
| 5. Number of units affected: 135 | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) | |
| <input type="checkbox"/> Section 8 for units | |
| <input type="checkbox"/> Public housing for units | |
| <input type="checkbox"/> Preference for admission to other public housing or section 8 | |
| <input checked="" type="checkbox"/> Other housing for 135 units (DHAP vouchers and Tenant Protection vouchers) | |
| 8. Timeline for activity: | |
| a. Actual or projected start date of activity: N/A | |
| b. Actual or projected start date of relocation activities: N/A | |
| c. Projected end date of activity: 6/30/12 (for construction) | |

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) | |
|--|--|
| 1a. Development name: Palm Terrace | |
| 1b. Development (project) number: TX017006 | |
| 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 checked="" type="checkbox"/> | |
| Planned application <input type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: <u>(12/17/09)</u> | |
| 5. Number of units affected: 104 | |
| 6. Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development | |
| <input checked="" type="checkbox"/> Total development | |
| 7. Relocation resources (select all that apply) | |
| <input type="checkbox"/> Section 8 for units | |
| <input type="checkbox"/> Public housing for units | |
| <input type="checkbox"/> Preference for admission to other public housing or section 8 | |
| <input checked="" type="checkbox"/> Other housing for 104 units (DHAP vouchers and Tenant Protection vouchers) | |
| 8. Timeline for activity: | |
| a. Actual or projected start date of activity: N/A | |
| b. Actual or projected start date of relocation activities: N/A | |
| c. Projected end date of activity: 6/30/11 (for construction) | |

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 the PHA 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.)

Will apply for designated elderly families and disabled families for 20 duplex units on the OAKS IV.

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 of Public Housing Activity Description | |
|--|--|
| 1a. Development name: | The OAKS IV |
| 1b. Development (project) number: | TX017016 (17-16) |
| 2. Designation type: | Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(07/31/2010)</u> |
| 5. If approved, will this designation constitute a (select one) | <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: | 20 duplex units |
| 7. Coverage of action (select one) | <input checked="" type="checkbox"/> Part of the development <input 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?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes 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)

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

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

- Units addressed in a pending or approved demolition application (date submitted or approved:
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: Submitted 06/30/2002)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: Submitted 06/30/2002)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

GHA does not have 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).

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: GHA will pursue construction of two Section 8 HCV Homeownership dwellings. GHA’s Section 8 Homeownership program has 22 homeowners.

a. Size of program: Currently we have 22 homeowners in the 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 Homeownership Option Program in addition to HUD criteria?

If yes, list criteria below:
 (Attachment Filename: tx017o01)

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/23/2001

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
- 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.)

| <u>Services and Programs</u> | | | | |
|--|----------------|--|--|---|
| 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) |
| Senior Computer Classes | 10 | Specific Criteria | Gulf Breeze Holland House The Oaks | Public Housing |
| Credit Counseling | 20 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |
| Adult Basic Education | 10 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |
| GED Preparation | 10 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |
| Budgeting | 10 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |
| House Keeping Program | 20 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |
| Senior Recreational Activities | 40 | Specific Criteria | Gulf Breeze Holland House The Oaks | Public Housing |
| Elderly Services | 75 | Specific Criteria | Resident Services | Public Housing |
| Family Self Sufficiency (FSS) | 42 | Specific Criteria | Section 8 | Section 8 |
| Resident Opportunities to Self Sufficiency (ROSS) / Homeownership | 4 | Specific Criteria | Gulf Breeze Holland House The Oaks Scattered Sites | Public Housing |

(2) Family Self-Sufficiency Program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2010 Estimate) | Actual Number of Participants (As of: 02/28/2010) |
| Public Housing | 0 | 0 |
| Section 8 | 42 (6 completed) | 50 |

- 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: Hurricane Ike damaged GHA’s entire public housing stock. GHA has requested a waiver and two-year extension for the completion of its HUD funded programming and work plans for the ROSS Homeownership Grant Program and the Neighborhood Network Center program in addition to other state and local programming that GHA collaborates with to provide services for the public housing population. GHA plans to rebuild public housing sites and implement these programs again once units are back online.

N/A Note: PHA exceeds minimum program size.

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 re-examination
 - Actively notifying residents of new policy at times in addition to admission and re-examination.
 - 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 use 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)

Holland House and Gulf Breeze Apartments

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): Research grant opportunities -
 - Use approximately \$70,000 in operating funds for police services
 - Establish a Neighborhood Network at Gulf Breeze Apartments and Holland House Apartments

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

Gulf Breeze Apartments, Holland House Apartments

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 problems.
- 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. Memorandum signed December 10, 2009.
- Other activities (list below)

2. Which developments are most affected? (list below)
Holland House Apartments and Gulf Breeze Apartments.

D. Additional information as required by PHDEP/PHDEP Plan

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

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

a. N/A

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

Incorporated in the Admissions and Continued Occupancy Policy (ACOP)

(Attachment Filenames: tx017n01)

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?

5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)
Annual and Capital Fund for FFY 2010 (GHA FY 2011)

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 (HOPE VI)
- Development based accounting
- Comprehensive stock assessment

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 (**Attachment Filename: tx017k10**)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Newsletters for senior developments will be in English and Spanish.
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided in Section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to Sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to Sub-component C.)

3. Description of Resident Election Process N/A

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

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

b. Eligible candidates: (select one)

- 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: (City of Galveston, TX)

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)

Modernization of properties, demolition of obsolete properties and construction of homeownership for low to moderate income persons.

- Other: (list below)

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

Allocations of CDBG and HOME Funds and in kind infrastructure support.

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” (and “Significant Amendment or Modification”)(24 CFR 903.7 (r)):

1. Changes to rent or lease or grievance procedures.
2. Any changes with regard to demolition activities

Attachments

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

EXECUTIVE SUMMARY FFY-10

(GHA FY-11)

During GHA FY-11, the Galveston Housing Authority (GHA) will address many of the challenges that were brought about by Hurricane Ike. On September 13, 2008, Hurricane Ike made landfall on Galveston Island with a 17-20 foot storm surge and 110 mph winds, *flooding 75% of Galveston Island*. Hurricane Ike damaged four of Galveston Housing Authority's main public housing developments, which were built in the 1940's and 1960's. The four public housing developments destroyed were; Oleander Homes, Magnolia Homes, Palm Terrace and Cedar Terrace Homes, for a total of 569 units that were occupied at the time of the storm, *decreasing the amount of units in the GHA's inventory from 990 to 410 units*. The floodwaters from Hurricane Ike damaged and destroyed more than 75 percent of Galveston Island's housing stock. During GHA FY -10, GHA demolished the four family developments after receiving notification from the City of Galveston that the developments were unfit for human occupancy and in violation of the Dangerous Buildings Code.

GHA, acknowledging the housing assistance need that existed post-Ike, volunteered to accept the added responsibility of administering the Disaster Housing Assistance Program-Ike (DHAP-Ike) to over 6500 families, approximately 300 of which were previously assisted through the GHA's Public Housing Program. The number of families that GHA provided housing assistance to went from 866 (public housing) families to 6500 families within a month's time. Individuals who had never needed housing assistance in their entire lives found themselves part of a class that required housing assistance. Statistical data suggests that many Galvestonians will still be in need of housing assistance once DHAP-Ike ends in May 2010. GHA, however, anticipates that HUD will continue to fund the DHAP program past the May 2010 sunset date. If so, GHA will continue to serve these DHAP families during GHA FY-11.

Rebuilding the damaged housing stock of Galveston is essential for the city's recovery. Without places to live, people cannot return to work, pay taxes, frequent local businesses, or send their children to school. Galveston, including GHA, must address unemployment, affordable housing, education, and vulnerable populations in order to rebuild after Hurricane Ike.

The Galveston Housing Authority released its proposed Redevelopment Plan to the General public on October 19, 2009, marking the start of a 45-day public comment period. Three public comment sessions were scheduled at the Island Community Center on October 29, 2009, November 12, 2009 and November 24, 2009 as well as a final public hearing held December 7, 2009. Sessions were well attended by a range of community members and leaders and many differing viewpoints were expressed. The public hearing held on December 7, 2009, marked the end of the comment period.

On December 14, 2009, the GHA Board of Commissioners approved a Redevelopment Plan to rebuild 569 low income housing units. Of the 569 former low income public housing families displaced, 324 are now participants in the DHAP-Ike. Currently, GHA is administering a total of 1,900 families who are active and participating on the DHAP-Ike. There are 1,290 families or 67.9% who are classified as at risk and will be in need of long term housing assistance after the March 2010 sunset date of the DHAP-Ike.

The GHA Redevelopment Plan provides an opportunity to deconcentrate the Pre-Ike density on the original footprints of the four adversely affected public housing developments. The Galveston Housing Authority will incorporate the following sustainability principles in redeveloping its housing sites:

1. Address safety in the community
2. Engage neighborhood residents and promote community leadership
3. Ensure equity in development – serve a range of ages, incomes and culture
4. Promote a healthy environment and healthy lifestyles
5. Ensure a pedestrian, bike and transit-friendly community
6. Enhance connections to open space and green areas

7. Support neighborhood serving retail and sustainable economic development
8. Develop energy efficient, environment-friendly and healthy public facilities
9. Implement traffic calming measures throughout the neighborhood

GHA will use this as an opportunity to develop and implement innovative social service initiatives that promote economic self-sufficiency and workforce development. For these reasons, it is imperative that the GHA and the City of Galveston explore and obtain all available resources to prevent unfavorable results as it relates to housing for the community that we serve.

In January 2010, the Galveston Housing Authority created an innovative strategy for low income families through development of its first Lease-Purchase Program. This program, which is focused on families with Housing Choice Vouchers, offers an opportunity for families to exercise their option to purchase the home from the property owner if they so choose. The Galveston Housing Authority is looking forward to engaging residents and property owners through the Lease-Purchase Program by June 2010 and intends to provide a minimum of 175 low income families with the opportunity to purchase homes over the next 3-5 years. Additionally, the Galveston Housing Authority is authorized to assign some of its Housing Choice Voucher Allocations to be used for the Project Based Voucher Program (PBVP). This program will be available to landlords located within the county. The PBV Program addresses public concerns of concentrating low to moderate income families into one building or complex. GHA plans to implement these programs in GHA FY-11.

GHA will strive to create communities that promote community leadership, pedestrian and transit friendly neighborhoods, and open space and green areas. Additionally, GHA has identified potential funding sources to redevelop and revitalize Galveston, including but not limited to, Low Income Housing Tax Credits, Community Development Block Grant, Neighborhood Stabilization Program, and HOPE VI funds. GHA plans to submit the HOPE VI grant in November 2010.

By December 2010, FY-11, the agency expects that The Oaks IV, and elderly development consisting of 20 duplexes, will be complete and ready for occupancy. GHA also anticipates revitalizing Oleander Homes in the latter part of GHA FY-11. As part of its 5 year goals, GHA plans to develop Magnolia Homes and/or Cedar Terrace with HOPE VI funding. Construction on these sites is expected to occur in GHA FY-12.

GHA will also utilize a unique provision of the code of federal regulations, which would allow GHA to use local labor force in development options, which will assist in creating numerous jobs for local families who have been impacted by the aftermath of Hurricane Ike and the subsequent employment lay-offs.

During the period this Annual Plan is in effect, the Galveston Housing Authority expects to see notable achievements in a number of outcome measures and local initiatives. GHA will continue its focus on increasing homeownership opportunities for those who aspire to become homeowners. We will see performance improvements in financial management, information technology (IT), and program operations by modernizing and securing IT infrastructure; advancing electronic business management; and fully implementing the Strategic Human Capital Management Plan to produce a high-performance and satisfied workforce.

Having completed the total renovation of Holland House (a 156 unit elderly complex, TX-017-09) in 2006, GHA has commenced Phase VI of major renovation work to Gulf Breeze, a 199 unit elderly complex (TX-017-07). The remaining phases will be completed in sequence with allocation of modernization funds, which has been decreasing over the years.

GHA completed the installation of a new computer software system and all required training for its use during 2007. The software system, Emphasis-Elite, is fully functional as it relates to meeting HUD's reporting requirements. During 2010, we will continue to provide additional staff training and improve its reporting capabilities. We will upgrade our website functions and streamline our communications using the website.

Recognizing the importance of accountability as it relates to the continuing success of HUD supported housing programs, GHA has utilized HUD's IT systems including: SAGIS, PIC, VMS, REAC, NASS, PHAS and EIV to the fullest. We strongly believe that once these systems are integrated, it will make the housing operations very effective. GHA will investigate HUD supplied Threshold Discrepancy Reports (100% level) during FY11 and resolve income discrepancies. GHA will also conduct interviews with all of its "zero-income" reporting residents and decrease these cases by 20 residents. We hope to assign a full time staff to maintain Program Integrity.

HUD has recognized the need for affordable housing and GHA, as its local partner, is committed to the replacement of affordable housing. GHA is using the housing crisis as an opportunity to identify "the affordable housing needs" of the City of Galveston and to redevelop low-to-moderate income housing. GHA will be the leader in providing affordable housing solutions throughout the county including the Island.

The Galveston Housing Authority is working closely to further fair housing by identifying housing needs and possible long-term solutions. The Board of Commissioners and staff of the GHA remain committed to its mission of providing assistance to those with housing needs. GHA's redevelopment efforts could result in a "landmark revitalization". The Galveston Housing Authority is committed to rebuilding the units and continuing to offer housing to low to moderate income families in our community. Accordingly, GHA will seek every avenue available to improve the quantity and quality of housing for the residents we serve.

Respectfully Submitted

Harish Krishnarao
Executive Director

**Capital Fund Program
2010 Budget**

| | | | | |
|--|---|---|----------------|--|
| Annual Statement/Performance and Evaluation Report | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | |
| Part I: Summary | | | | |
| PHA Name: Galveston Housing Authority | | Grant Type and Number | | Federal FY of Grant: 2010 |
| | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 | | |
| | | <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750110 | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | | <input type="checkbox"/> Final Performance and Evaluation Report | | (Revision No.0) |
| | | Original | Revised | Obligated |
| | | | | Expended |
| 1 | Total non-CFP Funds | 0.00 | | |
| 2 | 1406 Operations | 0.00 | | |
| 3 | 1408 Management Improvements | 15,935.00 | | |
| 4 | 1410 Administration | 165,160.00 | | |
| 5 | 1411 Audit | 0.00 | | |
| 6 | 1415 Liquidated Damages | 0.00 | | |
| 7 | 1430 Fees and Costs | 180,600.00 | | |
| 8 | 1440 Site Acquisition | 0.00 | | |
| 9 | 1450 Site Improvement | 0.00 | | |
| 10 | 1460 Dwelling Structures | 1,235,400.00 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 47,320.00 | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | |
| 14 | 1485 Demolition | 0.00 | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | |
| 16 | 1495.1 Relocation Costs | 7,185.00 | | |
| 17 | 1499 Development Activities | 0.00 | | |
| 18a | 1501 Collateralization or Debt Service paid by PHA | 0.00 | | |
| 18b | 9000 Collateralization of Debt Service paid via System of Direct Payments | | | |
| 19 | 1502 Contingency (May not exceed 8% of line 20) | | | |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | 1,651,600.00 | | |
| 21 | Amount of line 20 Related to LBP Activities | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | |
| 23 | Amount of line 20 Related to Security --Soft Costs | | | |
| 24 | Amount of Line 20 related to Security-- Hard Costs | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director/ Office of Native American Programs Administrator and Date | | |
| X _____ | | _____ | | |

**Capital Fund Program
2010 Budget**

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

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750110 | Federal FY of Grant: 2010 |
|--|---|--------------------------------------|

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) |
|---|---|--|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|--|--|---------------|----------|----------------------|---------|-------------------|----------|-----------------------|
| | | | | Original | Revised | Obligated | Expended | |
| | | | | | | | | Budget Balance |
| HA- Wide | Management Improvements | 1408 | | | | | | |
| | Training for HA Staff | | | | | | | |
| | Senior staff retreat etc. | | L.S | 1,730.00 | | | | |
| | Executive Office: | | | | | | | |
| | NAHRO National Conference | | | 5,750.00 | | | | |
| | Public Housing: | | | | | | | |
| | Housing Management Training | | | 2,000.00 | | | | |
| | Modernization: | | | | | | | |
| | 1) Computer Software | | | 350.00 | | | | |
| | 2) Cost Guides & Technical Publications | | | 350.00 | | | | |
| | 3) Cell Phones, Yearly fee | | | 1,150.00 | | | | |
| | 4) Training & Professional Development (for two seminars & workshops) | | | 4,030.00 | | | | |
| | 5) Construction documentation costs | | | 575.00 | | | | |
| | Total For 1408 | | | 15,935.00 | | | | |

**Capital Fund Program
2010 Budget**

| | | | | | | | | | |
|---|--|---------------|---|----------------------|----------------|-------------------|---|-----------------------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant: | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750110 | | | | 2010 | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | | | | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) | | |
| Development Number | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| HA-Wide | Administration: | 1410 | | | | | | | |
| | 1) Executive Director | | | 9,700.00 | | | | | |
| | 2) Grant Accountant | | | 9,800.00 | | | | | |
| | 3) Accounts Payable Clerk | | | 1,600.00 | | | | | |
| | 4) MIS Coordinator | | | 1,600.00 | | | | | |
| | 5) Contract Specialist | | | 3,200.00 | | | | | |
| | 6) Director of Modernization | | | 78,000.00 | | | | | |
| | 7) Administrative Assistant | | | 22,500.00 | | | | | |
| | Benefits for above | | | 38,760.00 | | | | | |
| | Total For 1410 | | | 165,160.00 | | | | | |
| | Sundry Planning Exp. for Mod. | 1430 | | 53,500.00 | | | | | |
| | Dwelling Structures | 1460 | | | | | | | |
| | Paint Scattered Sites | | | 20,000.00 | | | | | |
| | Total For HA Wide | | | 254,595.00 | | | | | |
| TX -9 | Fees and Costs | | | | | | | | |

**Capital Fund Program
2010 Budget**

| | | | | | | | | | |
|---|------------------------------------|--|---|----------|----------------------|----------------|---|-----------------|-----------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant: | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750110 | | | | 2010 | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) | | |
| Development Number | Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Obligated | Expended | Budget Balance |
| Holland House | A/E Fees | | 1430 | | 127,100.00 | | | | |
| | Dwelling Structures | | 1460 | | | | | | |
| | Interior renovations of apartments | | | | 1,215,400.00 | | | | |
| | Dwelling Equipment | | 1465 | | | | | | |
| | Appliances | | | | 23,570.00 | | | | |
| | A/C units | | | | 23,750.00 | | | | |
| | Total for 1465 | | | | 47,320.00 | | | | |
| | Relocation Costs | | 1495 | | 7,185.00 | | | | |
| | Total for Holland House | | | | 1,397,005.00 | | | | |
| | Grand Total | | | | 1,651,600.00 | | | | |

**Capital Fund Program
2009 Budget**

| | | | | | | | |
|---|---|---------|---|---|---------|---|----------------------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | |
| Part III: Implementation Schedule | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | Federal FY of Grant: | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program No: TX24PO1750110 <input type="checkbox"/> Replacement Housing Factor No: TX24RO1750110 | | | 2010 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | <input type="checkbox"/> Revised Annual Statement (Revision No:0) | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | | | | | | | |
| 1408 | 06/30/12 | | | 06/30/14 | | | |
| 1410 | 06/30/12 | | | 06/30/14 | | | |
| 1430 | 06/30/12 | | | 06/30/14 | | | |
| | | | | | | | |
| TX 17-9 Holland | | | | | | | |
| 1430 | 06/30/12 | | | 06/30/14 | | | |
| 1460 | 06/30/12 | | | 06/30/14 | | | |
| 1465 | 06/30/12 | | | 06/30/14 | | | |
| 1495 | 06/30/12 | | | 06/30/14 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|----------------------|---|-------------------|---|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | |
| Part I: Summary | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | Federal FY of Grant: 2010 | |
| | | | <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750110 | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) | |
| <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Final Performance and Evaluaton Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 376,471.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 376,471.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |

\$ASQTX0172010201004150716-03

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | Collateralization Expenses or Debt Service | | | | | | |
|--|--|--|--|--|--|--|--|

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|---|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750110 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750210 | Federal FY of Grant: 2010 |
|--|---|---|

| | | | | |
|---|--------------------------|---|--------------------------|---|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> | Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> | Revised Annual Statement (Revision No.: 0) |
|---|--------------------------|---|--------------------------|---|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
|----------|---|----------------------|---------|-------------------|----------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 221,159.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 221,159.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |

Brief Statement of Progress in Meeting the Five-Year Plan Mission and Goals

Despite many challenges that resulted from Hurricane Ike, the Galveston Housing Authority (GHA) continued to work toward its mission to provide and professionally manage an adequate supply of safe, affordable housing for low to moderate income persons.

During GHA FY 2010 the housing authority attained many of its strategic goals, including but not limited to:

- GHA reduced public housing vacancies in AMP 2 to one unit.
- Made the application to HUD to receive RHF funds to develop The Oaks IV on the former Palm Terrace.
- Submitted development proposal for The Oaks IV.
- Created a Redevelopment Plan to replace units damaged by Hurricane Ike.
- Attained a SEMAP score of 102.
- Attained a PHAS score of 100.
- Produced resident newsletter.
- Began modernization on 7th and 8th floors of Gulf Breeze.
- Sold several homes through the homeownership program.
- Began drafting a Lease-Purchase Homeownership Program.
- Held landlord receptions for those participating in DHAP.
- Completed development of GHA website.
- Conducted outreach efforts to voucher landlords.
- Began developing new employee manual.

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name: Galveston Housing Authority | | Original 5-Year Plan Revision No: 0 | | | |
|---------------------------------------|---------------------|--|--|--|--|
| Development Number/Name/HA-Wide | Year 1 2010 | Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2012 | Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2013 | Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2014 | Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2015 |
| HA-Wide | Annual Statement | 181,095.00 | 181,095.00 | 181,095.00 | 181,095.00 |
| TX 17-1 | | 0.00 | 0.00 | 0.00 | 0.00 |
| TX 17-6 | | 0.00 | 0.00 | 0.00 | 0.00 |
| TX 17-3 | | 0.00 | 0.00 | 0.00 | 0.00 |
| TX 17-4/5 | | 0.00 | 0.00 | 0.00 | 0.00 |
| TX 17-7 | | 0.00 | 0.00 | 0.00 | 0.00 |
| TX 17-9 | | 1,470,505.00 | 1,470,505.00 | 0.00 | 0.00 |
| TX 17-13 | | 0.00 | 0.00 | 1,470,505.00 | 1,470,505.00 |
| Total CFP Funds (Est.) | 1,651,600.00 | 1,651,600.00 | 1,651,600.00 | 1,651,600.00 | 1,651,600.00 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 FFY 2010 | Activities for Year : 2 FFY Grant: 2011 PHA FY: 2012 | | |
|--------------------------------------|--|----------|---------------------|
| | Development Number/General Description of Major Categories | Quantity | Estimated Costs |
| See | TX 17-9 Holland House | | |
| Annual | 1430: A&E Fees | L.S. | 180,600.00 |
| Statement | 1450: Landscaping, Irrigation System, Curb Repair & Other Site Improvements | L.S. | 0.00 |
| | 1460: Modernization of Apartment Interiors | L.S. | 1,235,400.00 |
| | 1465: Appliances | L.S. | 47,320.00 |
| | 1495: Relocation Costs | L.S. | 7,185.00 |
| | Total for Holland House | | 1,470,505.00 |
| | Subtotal of Estimated Costs | | 1,470,505.00 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year : 3 | | | |
|---|--|-----------------|-----------------------|
| FFY Grant: 2012 PHA FY: 2013 | | | |
| | Development Number/General Description of Major Categories | Quantity | Estimated Cost |
| | TX 17-9 Holland House | | |
| | 1430: A&E Fees | L.S. | 180,600.00 |
| | 1450: Landscaping, Irrigation System, Curb Repair & Other Site Improvements | L.S. | 0.00 |
| | 1460: Modernization of Apartment Interiors | L.S. | 1,235,400.00 |
| | 1465: Appliances | L.S. | 47,320.00 |
| | 1495: Relocation Costs | L.S. | 7,185.00 |
| | Total for Holland House | | 1,470,505.00 |
| | Subtotal of Estimated Costs | | 1,470,505.00 |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year : 4 | | | |
|-------------------------|--|----------|----------------------------|
| FFY Grant: 2013 | | | |
| PHA FY: 2014 | | | |
| | Development Number/General Description of Major Categories | Quantity | Estimated Costs |
| | TX 17-13 Scattered Sites | | |
| | 1430: A&E Fees | L.S. | 180,600.00 |
| | 1450: Landscaping, Irrigation System, Curb Repair & Other Site Improvements | L.S. | 0.00 |
| | 1460: Modernization of Scattered Sites | L.S. | 1,235,400.00 |
| | 1465: Appliances | L.S. | 47,320.00 |
| | 1495: Relocation Costs | L.S. | 7,185.00 |
| | Total for Scattered Sites | | <i>1,470,505.00</i> |
| | Subtotal of Estimated Costs | | <i>1,470,505.00</i> |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year : 5 FFY Grant: 2014 PHA FY: 2015 | | | |
|---|--|-----------------|------------------------|
| | Development Number/General Description of Major Categories | Quantity | Estimated Costs |
| | TX 17-13 Scattered Sites | | |
| | 1430: A&E Fees | L.S. | 180,600.00 |
| | 1450: Landscaping, Irrigation System, Curb Repair & Other Site Improvements | L.S. | 0.00 |
| | 1460: Modernization of Scattered Sites | L.S. | 1,235,400.00 |
| | 1465: Appliances | L.S. | 47,320.00 |
| | 1495: Relocation Costs | L.S. | 7,185.00 |
| | Total for Scattered Sites | | 1,470,505.00 |
| | Subtotal of Estimated Costs | | 1,470,505.00 |

**Annual Statement/Performance and Evaluation Report
 American Recovery and Reinvestment Act (ARRA) Formula Grant
 Part I: Summary**

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Grant No: TX24S01750109 <input type="checkbox"/> Replacement Housing Factor Grant No: | Federal FY of Grant: 2009 |
|--|---|--------------------------------------|

| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> Revised Annual Statement |
|---|--|--|

| | | Original | Revised | Obligated | Expended |
|----|---|---------------------|---------|--------------|------------|
| 1 | Total non-CFP Funds | 0.00 | | 0.00 | 0.00 |
| 2 | 1406 Operations | 0.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | 0.00 | 0.00 |
| | Management Improvements Hard Costs | 0.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration | 267,600.00 | | 267,600.00 | 47,981.03 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 136,770.00 | | 136,770.00 | 54,002.80 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 0.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 2,103,668.00 | | 2,103,668.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 150,000.00 | | 150,000.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | | 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 | 18,000.00 | | 18,000.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | | 0.00 | 0.00 |
| 19 | 1502 Contingency | 0.00 | | 0.00 | 0.00 |
| | Amount of Annual Grant: (sum of lines.....) | 2,676,038.00 | | 2,676,038.00 | 101,983.83 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security-- Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |

| | |
|--|--|
| Signature of Executive Director and Date x _____ | Signature of Public Housing Director/ Office of Native American Programs Administrator and Date _____ |
|--|--|

Annual Statement/Performance and Evaluation Report
American Recovery and Reinvestment Act (ARRA) Formula Grant

Part II: Supporting Pages

| | | |
|---------------------------------------|---|-------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Grant No: TX24S01750109 | Federal FY of Grant: 2009 |
|---------------------------------------|---|-------------------------------------|

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> Revised Annual Statement |
|---|--|---|

| 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 Balance |
|--|---|---------------|----------|----------------------|---------|---------------------|-------------------|---------------------------|
| | | | | Original | Revised | Obligated | Expended | |
| HA- Wide | Management Improvements | 1408 | | 0.00 | | 0.00 | - | |
| HA-Wide | Administration: | 1410 | | 267,600.00 | | 267,600.00 | 47,981.03 | |
| | Sundry Planning Expenses | 1430 | | 11,770.00 | | 11,770.00 | 54,002.80 | |
| TX -7 | Fees and Costs | | | | | | | |
| Gulf Breeze | A/E Fees | 1430 | | 125,000.00 | | 125,000.00 | - | |
| | Dwelling Structures | 1460 | | | | | | |
| | Interior renovations of apartments in floors 2,3,4, 5,6 ,7 &8 | | | 2,103,668.00 | | 2,103,668.00 | - | |
| | Dwelling Equipment | 1465 | | | | | | |
| | Appliances | | | 60,000.00 | | 60,000.00 | - | |
| | A/C units | | | 90,000.00 | | 90,000.00 | - | |
| | Total for 1465 | | | 150,000.00 | | 150,000.00 | | |
| | Relocation Costs | 1495 | | 18,000.00 | | 18,000.00 | - | |
| | Total for Gulf Breeze | | | 2,396,668.00 | | 2,396,668.00 | 0.00 | |
| | Grand Total | | | 2,676,038.00 | | 2,676,038.00 | 101,983.83 | |

Annual Statement/Performance and Evaluation Report
American Recovery and Reinvestment Act (ARRA) Formula Grant
Part III: Implementation Schedule

| | | |
|---------------------------------------|---|-------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Grant No: TX24S01750109 | Federal FY of Grant: 2009 |
|---------------------------------------|---|-------------------------------------|

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Final Performance and Evaluation Report | |

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--|---|----------|-----------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | | | | | | | |
| 1408 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| 1410 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| 1430 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| | | | | | | | |
| | | | | | | | |
| TX 17-7 Gulf Breeze | | | | | | | |
| 1430 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| 1460 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| 1465 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| 1495 | 03/31/10 | 03/17/10 | 2/12/2010 | 03/31/12 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

**Capital Fund Program
2009 Budget**

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------|--|----------|
| PHA Name: Galveston Housing Authority | | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750109 | | Federal FY of Grant: 2009 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | <input type="checkbox"/> Revised Annual Statement (Revision No.0) | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0.00 | | | |
| 2 | 1406 Operations | 0.00 | | | |
| 3 | 1408 Management Improvements | 15,946.00 | | | |
| 4 | 1410 Administration | 165,160.00 | | | |
| 5 | 1411 Audit | 0.00 | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | |
| 7 | 1430 Fees and Costs | 100,657.00 | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | |
| 9 | 1450 Site Improvement | 0.00 | | | |
| 10 | 1460 Dwelling Structures | 1,315,373.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 47,324.00 | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | |
| 14 | 1485 Demolition | 0.00 | | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | | |
| 16 | 1495.1 Relocation Costs | 7,140.00 | | | |
| 17 | 1499 Development Activities | 0.00 | | | |
| 18a | 1501 Collateralization or Debt Service paid by PHA | 0.00 | | | |
| 18b | 9000 Collateralization of Debt Service paid via System of Direct Payments | | | | |
| 19 | 1502 Contingency (May not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | 1,651,600.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 compliance | | | | |
| 23 | Amount of line 20 Related to Security --Soft Costs | | | | |
| 24 | Amount of Line 20 related to Security-- Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director and Date X _____ | | Signature of Public Housing Director/ Office of Native American Programs Administrator and Date _____ | | | |

**Capital Fund Program
2009 Budget**

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

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750109 | Federal FY of Grant: 2009 |
|--|---|--------------------------------------|

| | | |
|--|--|--|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Final Performance and Evaluaton Report | (Revision No.: 0) |

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|--|--|---------------|----------|----------------------|---------|-------------------|----------|-----------------------|
| | | | | Original | Revised | Obligated | Expended | |
| | | | | | | | | Budget Balance |
| HA- Wide | Management Improvements | 1408 | | | | | | |
| | Training for HA Staff | | | | | | | |
| | Senior staff retreat etc. | | L.S | 1,727.00 | | | | |
| | Executive Office: | | | | | | | |
| | NAHRO National Conference | | | 5,757.00 | | | | |
| | Public Housing: | | | | | | | |
| | Housing Management Training | | | 2,015.00 | | | | |
| | Modernization: | | | | | | | |
| | 1) Computer Software | | | 345.00 | | | | |
| | 2) Cost Guides & Technical Publications | | | 345.00 | | | | |
| | 3) Cell Phones, Yearly fee | | | 1,151.00 | | | | |
| | 4) Training & Professional Development (for two seminars & workshops) | | | 4,030.00 | | | | |
| | 5) Construction documentation costs | | | 576.00 | | | | |
| | Total For 1408 | | | 15,946.00 | | | | |

**Capital Fund Program
2009 Budget**

| | | | | | | | | | |
|---|--|---------------|---|----------------------|----------------|-------------------|---|-----------------------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant: | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750109 | | | | 2009 | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | | | | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) | | |
| Development Number | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| HA-Wide | Administration: | 1410 | | | | | | | |
| | 1) Executive Director | | | 9,787.00 | | | | | |
| | 2) Grant Accountant | | | 9,787.00 | | | | | |
| | 3) Accounts Payable Clerk | | | 1,612.00 | | | | | |
| | 4) MIS Coordinator | | | 1,612.00 | | | | | |
| | 5) Contract Specialist | | | 3,293.00 | | | | | |
| | 6) Director of Modernization | | | 77,099.00 | | | | | |
| | 7) Administrative Assistant | | | 22,476.00 | | | | | |
| | Benefits for above | | | 39,494.00 | | | | | |
| | Total For 1410 | | | 165,160.00 | | | | | |
| | Sundry Planning Exp. for Mod. | 1430 | | 13,552.00 | | | | | |
| | Dwelling Structures | 1460 | | | | | | | |
| | Paint Scattered Sites | | | 11,514.00 | | | | | |
| | Total For HA Wide | | | 206,172.00 | | | | | |
| TX -7 | Fees and Costs | | | | | | | | |

**Capital Fund Program
2009 Budget**

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

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750109 | Federal FY of Grant: 2009 |
|--|---|--------------------------------------|

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) |
|---|---|--|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|--|--|---------------|-------------|----------------------|---------------------|-------------------|----------|-----------------------|
| | | | | Original | Revised | Obligated | Expended | |
| | | | | | | | | Budget Balance |
| Gulf Breeze | A/E Fees Phase VI | | 1430 | | 87,105.00 | | | |
| | Dwelling Structures | | 1460 | | | | | |
| | Interior renovations of apartments in floors 6&7 | | | | 1,303,859.00 | | | |
| | Dwelling Equipment | | 1465 | | | | | |
| | Appliances | | | | 23,570.00 | | | |
| | A/C units | | | | 23,754.00 | | | |
| | Total for 1465 | | | | 47,324.00 | | | |
| | Relocation Costs | | 1495 | | 7,140.00 | | | |
| | Total for Gulf Breeze | | | | 1,445,428.00 | | | |
| | Grand Total | | | | 1,651,600.00 | | | |

**Capital Fund Program
2009 Budget**

| | | | | | | | |
|---|---|---------|---|---|---------|---|----------------------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | |
| Part III: Implementation Schedule | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | Federal FY of Grant: | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program No: TX24PO1750109 <input type="checkbox"/> Replacement Housing Factor No: TX24RO1750109 | | | 2009 | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | <input type="checkbox"/> Revised Annual Statement (Revision No:0) | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | | | | | | | |
| 1408 | 09/14/11 | | | 09/14/13 | | | |
| 1410 | 09/14/11 | | | 09/14/13 | | | |
| 1430 | 09/14/11 | | | 09/14/13 | | | |
| | | | | | | | |
| | | | | | | | |
| TX 17-7 Gulf Breeze | | | | | | | |
| 1430 | 09/14/11 | | | 09/14/13 | | | |
| 1460 | 09/14/11 | | | 09/14/13 | | | |
| 1465 | 09/14/11 | | | 09/14/13 | | | |
| 1495 | 09/14/11 | | | 09/14/13 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Annual Statement/Performance and Evaluation Report | | | | | | |
|--|---|----------------------|---|-------------------|---|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | |
| Part I: Summary | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | Federal FY of Grant: | |
| | | | <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750109 | | 2009 | |
| <input checked="" type="checkbox"/> Original Annual Statement | | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) | |
| <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Final Performance and Evaluaton Report | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 376,471.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 376,471.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |

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| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | Collateralization Expenses or Debt Service | | | | | | |
|--|--|--|--|--|--|--|--|

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|---|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750109 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750209 | Federal FY of Grant: 2009 |
|--|---|---|

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) |
|---|--|---|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
|----------|---|----------------------|---------|-------------------|--|----------|
| | | Original | Revised | Obligated | | Expended |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 221,159.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 221,159.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |

**Capital Fund Program
2008 Budget**

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------------------|---|------------------|
| PHA Name: Galveston Housing Authority | | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | | Federal FY of Grant: 2008 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.1) | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 1406 Operations | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements Soft Costs | 11,750.00 | 14,750.00 | 0.00 | 0.00 |
| | Management Improvements Hard Costs | 2,100.00 | 2,100.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 143,440.00 | 143,440.00 | 143,440.00 | 93,962.65 |
| 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 | 87,420.00 | 87,420.00 | 0.00 | 0.00 |
| 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 | 1,142,389.00 | 1,089,389.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 41,100.00 | 41,100.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 50,000.00 | 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 | 6,200.00 | 6,200.00 | 0.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 |
| | Amount of Annual Grant: (sum of lines.....) | 1,434,399.00 | 1,434,399.00 | 143,440.00 | 93,962.65 |
| | Amount of line XX Related to LBP Activities | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | |
| | Amount of Line XX related to Security-- Hard Costs | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | |
| | Collateralization Expenses or Debt Service | | | | |
| Signature of Executive Director and Date X _____ | | Signature of Public Housing Director/ Office of Native American Programs Administrator and Date _____ | | | |

**Capital Fund Program
2008 Budget**

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

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | Federal FY of Grant: 2008 |
|--|---|--------------------------------------|

| | | |
|---|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input checked="" type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Final Performance and Evaluaton Report | (Revision No.: 1) |

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|--|--|---------------|----------|----------------------|----------|-------------------|----------|----------------|
| | | | | Original | Revised | Obligated | Expended | |
| HA- Wide | Management Improvements | 1408 | | | | | | |
| | Training for HA Staff | | | | | | | |
| | Senior staff retreat etc. | | L.S | 1,500.00 | 1,500.00 | | | 1,500.00 |
| | Executive Office: | | | | | | | |
| | NAHRO National Conference | | | 5,000.00 | 5,000.00 | | | 5,000.00 |
| | Public Housing: | | | | | | | |
| | Housing Management Training | | | 1,750.00 | 1,750.00 | | | 1,750.00 |
| | Modernization: | | | | | | | |
| | 1) Computer Software | | | 300.00 | 300.00 | | | 300.00 |
| | 2) Cost Guides & Technical Publications | | | 300.00 | 300.00 | | | 300.00 |
| | 3) Cell Phones, Yearly fee | | | 1,000.00 | 1,000.00 | | | 1,000.00 |
| | 4) Training & Professional Development (for two seminars & workshops) | | | 3,500.00 | 3,500.00 | | | 3,500.00 |
| | 5) Construction documentation costs | | | 500.00 | 500.00 | | | 500.00 |

**Capital Fund Program
2008 Budget**

| | | | | | | | | | |
|--|--|---------------|---|----------------------|-------------------|-------------------|--|-----------------------|--|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant: | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | | | | 2008 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 1) | | |
| Development Number | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| | Maintainance | | | | | | | | |
| | 1) Training for Staff | | | 0.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | |
| | | | | | | | | | |
| | Total For 1408 | | | 13,850.00 | 16,850.00 | 0.00 | 0.00 | 16,850.00 | |
| HA-Wide | Administration: | 1410 | | | | | | | |
| | 1) Executive Director | | | 8,500.00 | 3,899.00 | 8,500.00 | 0 | 3,899.00 | |
| | 2) Grant Accountant | | | 8,500.00 | 17,005.00 | 8,500.00 | 15004.66 | 2,000.34 | |
| | 3) Accounts Payable Clerk | | | 1,400.00 | 1,400.00 | 1,400.00 | 0 | 1,400.00 | |
| | 4) MIS Coordinator | | | 1,400.00 | 1,400.00 | 1,400.00 | 0 | 1,400.00 | |
| | 5) Contract Specialist | | | 2,860.00 | 2,860.00 | 2,860.00 | 0 | 2,860.00 | |
| | 6) Director of Modernization | | | 66,960.00 | 66,960.00 | 66,960.00 | 61734.66 | 5,225.34 | |
| | 7) Administrative Assistant | | | 19,520.00 | 15,616.00 | 19,520.00 | 0 | 15,616.00 | |
| | Benefits for above | | | 34,300.00 | 34,300.00 | 34,300.00 | 17223.33 | 17,076.67 | |
| | Total For 1410 | | | 143,440.00 | 143,440.00 | 143,440.00 | 93,962.65 | 49,477.35 | |
| | Sundry Planning Exp. for Mod. | 1430 | | 11,770.00 | 11,770.00 | | | 11,770.00 | |
| | | | | | | | | | |
| | Dwelling Structures | 1460 | | | | | | | |

**Capital Fund Program
2008 Budget**

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

| | | |
|--|---|--------------------------------------|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | Federal FY of Grant: 2008 |
|--|---|--------------------------------------|

| | | |
|--|---|---|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 1) |
|--|---|---|

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
|--|---|---------------|----------|----------------------|-------------------|-------------------|------------------|-------------------|
| | | | | Original | Revised | Obligated | Expended | |
| | Paint Scattered Sites | | | 10,000.00 | 10,000.00 | | | 10,000.00 |
| | Non Dwelling Structures | 1470 | | | | | | |
| | Warehouse Lease | | | 0.00 | 50,000.00 | | | |
| | Total For HA Wide | | | 179,060.00 | 232,060.00 | 143,440.00 | 93,962.65 | 138,097.35 |
| TX 17-1 | | | | | | | | |
| Oleander Homes | Dwelling Structures | 1460 | | | | | | |
| | Replace Exterior Doors | | | 175,000.00 | 0.00 | | | 0.00 |
| | Total for Oleander Homes | | | 175,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TX -7 | Fees and Costs | | | | | | | |
| Gulf Breeze | A/E Fees Phase VI | 1430 | | 75,650.00 | 75,650.00 | | | 75,650.00 |
| | Dwelling Structures | 1460 | | | | | | |
| | Interior renovations of apartments in floors 7& 8 | | | 957,389.00 | 1,079,389 | 0 | 0 | 1,079,389.00 |

**Capital Fund Program
2008 Budget**

| | | | | | | | | | |
|--|-------------------------|--|---|-------------|----------------------|---------------------|--|------------------|-----------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant: 2008 | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | | | | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 1) | | |
| Development Number | Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Obligated | Expended | Budget Balance |
| | | | | | | | | | |
| | | Dwelling Equipment | | 1465 | | | | | |
| | | Appliances | | | 20,470.00 | 20,470.00 | | | 20,470.00 |
| | | A/C units | | | 20,630.00 | 20,630.00 | | | 20,630.00 |
| | | Total for 1465 | | | 41,100.00 | 41,100.00 | 0.00 | 0.00 | 41,100.00 |
| | | | | | | | | | |
| | | Relocation Costs | | 1495 | 6,200.00 | 6,200.00 | | | 6,200.00 |
| | | Total for Gulf Breeze | | | 1,080,339.00 | 1,202,339.00 | 0.00 | 0.00 | 1,202,339.00 |
| | | Grand Total | | | 1,434,399.00 | 1,434,399.00 | 143,440.00 | 93,962.65 | 1,340,436.35 |

**Capital Fund Program
2008 Budget**

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

| | | |
|--|---|--|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program No: TX24PO1750108 <input type="checkbox"/> Replacement Housing Factor No: TX24RO1750108 | Federal FY of Grant: 2008 |
|--|---|--|

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Final Performance and Evaluation Report | (Revision No:0) |

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | | | | | | | |
| 1408 | 06/12/10 | | | 06/12/12 | | | |
| 1410 | 06/12/10 | | | 06/12/12 | | | |
| 1430 | 06/12/10 | | | 06/12/12 | | | |
| | | | | | | | |
| | | | | | | | |
| TX 17-7 Gulf Breeze | | | | | | | |
| 1430 | 06/12/10 | | | 06/12/12 | | | |
| 1460 | 06/12/10 | | | 06/12/12 | | | |
| 1465 | 06/12/10 | | | 06/12/12 | | | |
| 1495 | 06/12/10 | | | 06/12/12 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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

| | | |
|--|---|--|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750108 | Federal FY of Grant: 2008 |
|--|---|--|

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) |
| <input type="checkbox"/> Performance and Evaluation Report | <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 | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 349,205.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 349,205.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | Collateralization Expenses or Debt Service | | | | | | |
|--|--|--|--|--|--|--|--|

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|---|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750108 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750208 | Federal FY of Grant: 2008 |
|--|---|---|

| | | | | |
|---|--------------------------|---|--------------------------|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> | Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> | Revised Annual Statement (Revision No.: 0) |
|---|--------------------------|---|--------------------------|--|

| Line No. | Summary by Development Account | Total Estimated Cost | | | Total Actual Cost | | |
|----------|---|----------------------|--|---------|-------------------|--|----------|
| | | Original | | Revised | Obligated | | Expended |
| 1 | Total non-CFP Funds | 0.00 | | | | | |
| 2 | 1406 Operations | 0.00 | | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | | |
| 4 | 1410 Administration | 0.00 | | | | | |
| 5 | 1411 Audit | 0.00 | | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | | |
| 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 | 330,500.00 | | | | | |
| 19 | 1502 Contingency | 0.00 | | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 330,500.00 | | | | | |
| | Amount of line XX Related to LBP Activities | | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | | |
| | Collateralization Expenses or Debt Service | | | | | | |

**Capital Fund Program
2007 Budget**

| | | | | | | |
|--|---|------------------------|---|---------------------|---|-----------------------|
| Annual Statement/Performance and Evaluation Report | | | | | | |
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | |
| Part I: Summary | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | |
| | | | Capital Fund Program Grant No: TX24PO1750107 | | | |
| | | | Replacement Housing Factor Grant No: TX24RO1750107 | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluaton Report | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.3) | |
| | | Original | Revised | Obligated | Expended | Budget Balance |
| 1 | Total non-CFP Funds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 1406 Operations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements Soft Costs | 21,450.00 | 22,085.00 | 22,087.60 | 22,087.60 | -2.60 |
| | Management Improvements Hard Costs | 21,285.00 | 18,835.00 | 18,834.65 | 18,834.65 | 0.35 |
| 4 | 1410 Administration | 142,961.00 | 142,961.00 | 142,961.00 | 142,961.00 | 0.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 137,183.00 | 67,946.00 | 67,946.26 | 67,946.14 | -0.14 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 220,031.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 797,328.00 | 847,881.00 | 847,881.00 | 540,623.21 | 307,257.79 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 29,099.00 | 219,905.00 | 219,904.70 | 219,904.70 | 0.30 |
| 12 | 1470 Nondwelling Structures | 37,414.00 | 47,192.00 | 47,192.00 | 45,575.64 | 1,616.36 |
| 13 | 1475 Nondwelling Equipment | 16,628.00 | 56,366.00 | 56,366.41 | 56,366.41 | -0.41 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1495.1 Relocation Costs | 6,237.00 | 3,770.00 | 3,770.00 | 3,770.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Amount of Annual Grant: (sum of lines.....) | 1,429,616.00 | 1,426,941.00 | 1,426,943.62 | 1,118,069.35 | 308,871.65 |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 compliance | | | | | |
| | Amount of line XX Related to Security –Soft Costs | | | | | |
| | Amount of Line XX related to Security-- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation Measures | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |
| Signature of Executive Director and Date | | Administrator and Date | | | | |
| x _____ | | _____ | | | | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|--|---------------------|---|-----------------|------------------|--|-------------------------------------|-----------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant 2007 | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | | |
| | | | | | | | | Budget Balance | |
| HA- Wide | Management Improvements | 1408 | | | | | | | |
| | Training for HA Staff | | | | | | | | |
| | 1) Staff training , professional development, senior staff retreat & workshop etc. | | | 1,497.00 | 10,295.00 | 10,295.20 | 10,295.20 | -0.20 | |
| | Total | | | 1,497.00 | 10,295.00 | 10,295.20 | 10,295.20 | -0.20 | |
| | Executive Office: | | | | | | | | |
| | 1) NAHRO National Conference | | | 5,404.00 | 8,933.00 | 8,932.29 | 8,932.29 | 0.71 | |
| | 2) Legislative Conference | | | 2,079.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 3) SPHM Conference | | | 2,494.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Total | | | 9,977.00 | 8,933.00 | 8,932.29 | 8,932.29 | 0.71 | |
| | Finance/MIS: | | | | | | | | |
| | Accounting Training | | | 831.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Total | | | 831.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Personnel & Risk Management | | | | | | | | |
| | 1) New Federal Law Posters | | | 374.00 | 513.00 | 512.72 | 512.72 | 0.28 | |
| | 2) Personnel Training Seminars | | | 831.00 | 617.00 | 616.50 | 616.50 | 0.50 | |
| | 5) Awards / Recognition Programs | | | 416.00 | 491.00 | 495.00 | 495.00 | -4.00 | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|---|---------------------|---|------------------|------------------|-------------------|--|-----------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | 2007 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | | |
| | Total | | | 1,621.00 | 1,621.00 | 1,624.22 | 1,624.22 | Budget Balance | |
| | | | | | | | | -3.22 | |
| | Public Housing: | | | | | | | | |
| | 1) Housing Management Training | | | 3,326.00 | 236.00 | 235.89 | 235.89 | 0.11 | |
| | 2) Time Clock for developments | | | 17,460.00 | 7,538.00 | 7,538.32 | 7,538.32 | -0.32 | |
| | 3) Office Furniture | | | | 9,896.00 | 9,895.96 | 9,895.96 | | |
| | Total | | | 20,786.00 | 17,670.00 | 17,670.17 | 17,670.17 | -0.21 | |
| | Modernization: | | | | | | | | |
| | 1) Computer Software | | | 333.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Laptop | | | 0.00 | 1,288.00 | 1,287.37 | 1,287.37 | 0.63 | |
| | 2) Cost Guides & Technical Publications | | | 416.00 | 113.00 | 113.00 | 113.00 | 0.00 | |
| | 3) Cell Phones, Yearly fee (2) | | | 1,039.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 4) Training & Professional Development | | | 4,157.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 5) Construction documentation costs | | | 1,247.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|---|--|---|----------|-------------------|-------------------|--|-------------------|--------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant 2007 | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Obligated | Expended | |
| | Total | | | | 7,192.00 | 1,401.00 | 1,400.37 | 1,400.37 | Budget Balance 0.63 |
| | Maintainance | | | | | | | | |
| | 1) Training for Staff | | | | 831.00 | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 |
| | 2) Uniforms | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Total | | | | 831.00 | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 |
| | Total For 1408 | | | | 42,735.00 | 40,920.00 | 40,922.25 | 40,922.25 | -2.29 |
| | | | | | | | | | |
| HA-Wide | Administration: | | 1410 | | | | | | |
| | 1) Executive Director | | | | 8,578.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 2) Grant Accountant | | | | 8,578.00 | 25,780.00 | 12,636.00 | 25,779.91 | 0.09 |
| | 3) Accounts Payable Clerk | | | | 1,429.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 4) MIS Coordinator | | | | 1,429.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 5) Contract Specialist | | | | 2,858.00 | 14,134.00 | 14,134.00 | 14,134.20 | -0.20 |
| | 6) Director of Modernization | | | | 43,841.00 | 48,111.00 | 43,841.00 | 48,111.76 | -0.76 |
| | 7) Administrative Assistant | | | | 13,819.00 | 10,758.00 | 13,819.00 | 10,758.07 | -0.07 |
| | 8) Construction Coordinator | | | | 28,118.00 | 24,220.00 | 24,220.00 | 24,220.00 | 0.00 |
| | Benefits for above | | | | 34,311.00 | 19,958.00 | 34,311.00 | 19,957.06 | 0.94 |
| | Total For 1410 | | | | 142,961.00 | 142,961.00 | 142,961.00 | 142,961.00 | 0.00 |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|---|---------------------|---|-------------------|-----------|--|----------------------------|----------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | 2007 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Actual Cost | | Status of Work | | | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| | Fees & Costs | | | | | | | | |
| | Sundry Planning Exp. for Mod. | 1430 | | 12,471.00 | 1,326.00 | 1,326.26 | 1,326.26 | | -0.26 |
| | Dwelling Equipment | 1465 | | | | | | | |
| | Appliances | | | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| | A/C Units | | | 0.00 | 0.00 | | 0.00 | | 0.00 |
| | Total for 1465 | | | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| | Non Dwelling Structures | 1470 | | | | | | | |
| | Warehouse Lease | | | 37,414.00 | 47,192.00 | 47,192.00 | 45,575.64 | | 1,616.36 |
| | Non Dwelling Equipment | 1475 | | | | | | | |
| | Electric Meter Enclosures | | | 16,628.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| | Computer Hardware | | | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| | Trucks (2) | | | | 44,119.00 | 44,119.51 | 44,119.51 | | -0.51 |
| | Total for 1475 | | | 16,628.00 | 44,119.00 | 44,119.51 | 44,119.51 | | -0.51 |
| | Contingency | 1502 | | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| | | | | | | | | | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|---|---------------|---|-------------------|-------------------|-------------------|--|-----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | 2007 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Actual Cost | | Status of Work | | | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| Total For HA Wide | | | | 252,209.00 | 276,518.00 | 276,521.02 | 274,904.66 | 1,613.34 | |
| TX 17-1 | Fees & Costs | 1430 | | | | | | | |
| Oleander | A&E Fees | | | 0.00 | 1,290.00 | 1,290.00 | 1,290.00 | 0.00 | |
| Homes | Condition Survey | | | 12,471.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Landscaping, Irrigation & other site improvements | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| | Dwelling Equipment | 1465 | | | | | | | |
| | Appliances | | | 0.00 | 5,678.00 | 5,678.00 | 5,678.00 | 0.00 | |
| | Total for Oleander Homes | | | 12,471.00 | 6,968.00 | 6,968.00 | 6,968.00 | 0.00 | |
| TX 17-3 | | | | | | | | | |
| Cedar | Dwelling Equipment | 1465 | | | | | | | |
| Terrace | Appliances | | | 0.00 | 6,516.00 | 6,516.00 | 6,516.00 | 0.00 | |
| | Total for Cedar Terrace | | | 0.00 | 6,516.00 | 6,516.00 | 6,516.00 | 0.00 | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | | |
|---|---|---------------------------|--|----------|------------------|--|------------------------------------|------------------|----------------|
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant 2007 | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 | | | | | | |
| | | | <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | | | |
| <input type="checkbox"/> Original Annual Statement | | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | | <input checked="" type="checkbox"/> Revised Annual Statement | | | |
| <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Final Performance and Evaluaton Report | | | (Revision No.: 2) | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work |
| | | | | | Original | Revised | Obligated | Expended | Budget Balance |
| TX 17-4 | Magnolia | Dwelling Equipment | 1465 | | | | | | |
| Homes | Appliances | | | | 0.00 | 6,340.00 | 6,340.00 | 6,340.00 | 0.00 |
| | Total for magnolia Homes | | | | 0.00 | 6,340.00 | 6,340.00 | 6,340.00 | 0.00 |
| TX 17-5 | Cedar | Dwelling Equipment | 1465 | | | | | | |
| Terrace | Appliances | | | | 0.00 | 11,636.00 | 11,636.00 | 11,636.00 | 0.00 |
| Addition | Total for Cedar Terrace | | | | 0.00 | 11,636.00 | 11,636.00 | 11,636.00 | 0.00 |
| TX 17-6 | Palm Terrace | Fees & Costs | 1430 | | | | | | |
| Annexe | A/E Fees | | | | 29,100.00 | 1,130.00 | 1,130.00 | 1,130.00 | 0.00 |
| | Condition Survey | | | | 12,471.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Total for 1430 | | | | 41,571.00 | 1,130.00 | 1,130.00 | 1,130.00 | 0.00 |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | | |
|--|---|---------------------|---|-------------------|------------------|-------------------|--|----------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant | | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | 2007 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Obligated | Expended | Budget Balance | |
| | Site Improvement | 1450 | | | | | | | |
| | Landscaping & Improvements | | | 220,031.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Dwelling Equipment | 1465 | | | | | | | |
| | Appliances | | | 0.00 | 3,075.00 | 3,075.00 | 3,075.00 | 0.00 | |
| | Total for Palm Terrace Annexe | | | 261,602.00 | 4,205.00 | 4,205.00 | 4,205.00 | 0.00 | |
| | | | | | | | | | |
| TX -7 | Fees and Costs | | | | | | | | |
| Gulf Breeze | A/E Fees Phase VI | 1430 | | 70,670.00 | 63,595.00 | 63,595.00 | 63,595.00 | 0.00 | |
| | Sundry Planning Expences | | | 0.00 | 605.00 | 605.00 | 604.88 | | |
| | Total for 1430 | | | 70,670.00 | 64,200.00 | 64,200.00 | 64,199.88 | | |
| | | | | | | | | | |
| | Dwelling Structures | 1460 | | | | | | | |
| | Interior renovations of apartments in floors7, 8&9 | | | 797,328.00 | 847,881.00 | 847,881.00 | 540,623.21 | 307,257.79 | |
| | | | | | | | | | |
| | Dwelling Equipment | 1465 | | | | | | | |
| | Appliances | | | 12,471.00 | 77,645.00 | 77,644.96 | 77,644.96 | 0.04 | |
| | A/C units | | | 16,628.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Total for 1465 | | | 29,099.00 | 77,645.00 | 77,644.96 | 77,644.96 | 0.04 | |

**Capital Fund Program
2007 Budget**

| Annual Statement/Performance and Evaluation Report | | | | | | | | |
|--|---|---------------------|---|---------------------|---------------------|--|-------------------------------------|-----------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Galveston Housing Authority | | | Grant Type and Number | | | | Federal FY of Grant 2007 | |
| | | | <input checked="" type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750107 | | | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | | | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | | | <input checked="" type="checkbox"/> Revised Annual Statement (Revision No.: 2) | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Obligated | Expended | |
| | | | | | | | | Budget Balance |
| | Non-Dwelling Equipment | 1475 | | | | | | |
| | Washers & Driers | | | 0.00 | 3,951.00 | 3,951.00 | 3,951.00 | 0.00 |
| | Lobby Furniture | | | 0.00 | 7,398.00 | 7,398.00 | 7,398.00 | 0.00 |
| | Total for 1475 | | | | 11,349.00 | 11,349.00 | 11,349.00 | 0.00 |
| | Relocation Costs | 1495 | | 6,237.00 | 3,770.00 | 3,770.00 | 3,770.00 | 0.00 |
| | Total for Gulf Breeze | | | 903,334.00 | 1,004,845.00 | 1,004,844.96 | 697,587.05 | 307,257.95 |
| TX-9 | Dwelling Structures | 1460 | | | | | | |
| Holland House | Interior Renovations | | | 0.00 | 109,015.00 | 109,014.74 | 109,014.74 | 0.26 |
| | Dwelling Equipment | 1465 | | | | | | |
| | Appliances | | | 0.00 | 898.00 | 897.90 | 897.90 | 0.10 |
| | Non-Dwelling Equipment | 1475 | | | | | | |
| | Lobby Furniture | | | 0.00 | 2,675.00 | 2,675.00 | 2,675.00 | 0.00 |
| | Total for Holland House | | | 0.00 | 112,588.00 | 112,587.64 | 112,587.64 | 0.36 |
| | Grand Total | | | 1,429,616.00 | 1,429,616.00 | 1,429,618.62 | 1,120,744.35 | 308,871.65 |

**Capital Fund Program
2007 Budget**

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

| | | |
|--|---|--|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input checked="" type="checkbox"/> Capital Fund Program No: TX24PO1750107 <input type="checkbox"/> Replacement Housing Factor No: TX24RO1750107 | Federal FY of Grant: 2007 |
|--|---|--|

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement |
| <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Final Performance and Evaluation Report | (Revision No: 0) |

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|--|---|---------|--------|---|---------|--------|----------------------------------|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA Wide | | | | | | | |
| 1408 | 09/12/09 | | | 09/12/11 | | | |
| 1410 | 09/12/09 | | | 09/12/11 | | | |
| 1430 | 09/12/09 | | | 09/12/11 | | | |
| 1470 | 09/12/09 | | | 09/12/11 | | | |
| TX 17-1 Oleander | | | | | | | |
| 1430 | 09/12/09 | | | 09/12/11 | | | |
| 1450 | 09/12/09 | | | 09/12/11 | | | |
| TX 17-6 Palm Terrace Annexe | | | | | | | |
| 1430 | 09/12/09 | | | 09/12/11 | | | |
| 1450 | 09/12/09 | | | 09/12/11 | | | |
| TX 17-7 Gulf Breeze | | | | | | | |
| 1430 | 09/12/09 | | | 09/12/11 | | | |
| 1460 | 09/12/09 | | | 09/12/11 | | | |
| 1465 | 09/12/09 | | | 09/12/11 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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

| | | |
|--|---|---|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750207 | Federal FY of Grant: 2007 |
|--|---|---|

| | | | | |
|---|--------------------------|--|--------------------------|--|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> | Reserve for Disasters/Emergencies Final Performance and Evaluation Report | <input type="checkbox"/> | Revised Annual Statement (Revision No.: 0) |
|---|--------------------------|--|--------------------------|--|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
|----------|---|----------------------|---------|-------------------|--|----------|
| | | Original | Revised | Obligated | | Expended |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 329,130.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 329,130.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | Collateralization Expenses or Debt Service | | | | | | |
|--|--|--|--|--|--|--|--|

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

| | | |
|--|---|---|
| PHA Name: Galveston Housing Authority | Grant Type and Number <input type="checkbox"/> Capital Fund Program Grant No: TX24PO1750107 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: TX24RO1750207 | Federal FY of Grant: 2007 |
|--|---|---|

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report | <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report | <input type="checkbox"/> Revised Annual Statement (Revision No.: 0) |
|---|--|---|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
|----------|---|----------------------|---------|-------------------|----------|--|
| | | Original | Revised | Obligated | Expended | |
| 1 | Total non-CFP Funds | 0.00 | | | | |
| 2 | 1406 Operations | 0.00 | | | | |
| 3 | 1408 Management Improvements Soft Costs | 0.00 | | | | |
| | Management Improvements Hard Costs | 0.00 | | | | |
| 4 | 1410 Administration | 0.00 | | | | |
| 5 | 1411 Audit | 0.00 | | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | | |
| 9 | 1450 Site Improvement | 0.00 | | | | |
| 10 | 1460 Dwelling Structures | 0.00 | | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | | |
| 13 | 1475 Nondwelling Equipment | 0.00 | | | | |
| 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 | 390,217.00 | | | | |
| 19 | 1502 Contingency | 0.00 | | | | |
| | Amount of Annual Grant: (sum of lines.....) | 390,217.00 | | | | |
| | Amount of line XX Related to LBP Activities | | | | | |
| | Amount of line XX Related to Section 504 Compliance | | | | | |
| | Amount of line XX Related to Security -Soft Costs | | | | | |
| | Amount of Line XX related to Security- Hard Costs | | | | | |
| | Amount of line XX Related to Energy Conservation | | | | | |
| | Collateralization Expenses or Debt Service | | | | | |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

REPORT ON FINANCIAL STATEMENTS
(With Supplemental Material)
FOR THE YEAR ENDED JUNE 30, 2008



BREEDLOVE & CO., P.C.

CERTIFIED PUBLIC ACCOUNTANTS
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12811 379-8322 (fax)

RICHARD W. BREEDLOVE, CPA
President

INDEPENDENT AUDITORS' REPORT

July 15, 2009

The Board of Commissioners
Housing Authority of the City of Galveston, TX
Galveston, Texas

We have audited the accompanying financial statements of the business type activities and the discretely presented component unit of the Housing Authority of the City of Galveston, TX, as of and for the year ended June 30, 2008, which collectively comprise the PFLA's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the PFLA's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities and the discretely presented component unit of the Housing Authority of the City of Galveston, TX, as of June 30, 2008, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Management's Discussion and Analysis and budgetary comparisons are not required parts of the basic financial statements but are supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit this information and express no opinion thereon.

In accordance with Government Accounting Standards Board, we have not audited the supplementary information.



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Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

INTRODUCTION

The Galveston Housing Authority concluded its first year of operation under the new Asset Management Module and an analysis of the audit reveals that the results are comparable to that of previous years. This initial year was supposed to be the template upon which we would build and improve, however, we were barely in the third month of the new fiscal year when hurricane Ike made landfall, devastated Galveston and in the process reduced our housing stock by 58%. We lost most of our family units, a total of 569. The surviving AMP, (the senior developments) and Scattered Sites are all that remain as we move into the second year of the new Management Module.

Perusal of the audit will show that the content and format of the summary reports are essentially the same, but the volume has increased exponentially because the required supplementary information which previously comprised two reports is now divided into five. The Low Rent Program formerly presented as one report is now four reports: Central Office Cost Center (COCC), the management company for the Low Rent Program, and three Asset Managed Programs, (AMP's 1, 2, and 3).

Because of the switch to Asset Management, REAC had to meet the challenge of developing an excel tool for submitting the preliminary Financial statements. Deadlines were extended and eventually, submissions were approved.

In FY 2008, the first year of operations under Asset Management, the combined Net Assets of all Funds increased by 10.8% over last FY. As scheduled, the Oaks development project launched last year by GHA and its Component Unit, Galveston Redevelopment and Community Enterprise (GRACE), and funded with gifts from Cynthia and George Mitchell, the Mary Moody Northen Endowment Fund and the Kempner Fund, together with grants from the City of Galveston and GRACE corporation funds, completed the construction of 19 duplexes and 27 homes on 9.29 acres of land at 45th and Sealy street, the site of the demolished Palm Terrace Housing development. The development sustained damage from hurricane Ike, but repairs have been effected to make the remaining family homes ready for the market.

Capital improvements continued throughout FY 08 at Gulf Breeze, one of our senior high-rise developments. Another thirty-five (35) units were extensively remodeled. New air condition units, windows, cabinets and showers were installed to update the units and improve accommodations.

Our financial statements combine the fiscal year activities into two types: Enterprise Funds and Component Unit. All funds (including grants), except Galveston Redevelopment and Community Enterprise (GRACE), are combined and reported in the Enterprise Fund. The activities of GRACE Corporation, the non-profit affiliate of the Galveston Housing Authority, are reported under the Component Unit. The Enterprise Fund comprises the following: Asset Management Projects (AMPs) 1, 2, and 3, Capital Fund Program (CFP), frequently called the Modernization Program because of its role in updating and modernizing the housing units, Housing Choice Voucher Program (previously known as Section 8), and the Central Office Cost Center (COCC).

Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following **Table A** compares the revenues and expenses for the current and previous fiscal year.

Table A

| | Enterprise Funds | | Total | | All Funds | |
|--------------------------------|---------------------|---------------------|------------------|--------------------|---------------------|---------------------|
| | FY-08 | FY-07 | FY-08 | FY-07 | FY-08 | FY-07 |
| Revenues | | | | | | |
| Tenant Rental Revenue | \$2,803,834 | \$2,882,133 | 0 | 0 | \$2,803,834 | \$2,882,133 |
| Tenant other charges | 145,218 | 149,772 | 0 | 0 | \$145,218 | \$149,772 |
| HUD PHA Oper. Grants | 13,589,582 | 10,538,963 | 0 | 0 | 13,589,582 | 10,538,963 |
| Capital Grants HUD | 2,571,702 | 1,802,341 | 0 | 0 | 2,571,702 | 1,802,341 |
| Other Govt Grants | 483,938 | 491,452 | 0 | 858,549 | 483,938 | 1,350,001 |
| Interest Income-Unrestricted | 16,849 | 151,121 | 28,770 | 10,348 | 145,619 | 171,469 |
| Int. Income Restricted | 354 | 8,709 | 12,941 | 55,412 | 13,295 | 64,171 |
| Mortgage Int Income | 0 | 0 | 511 | 767 | 511 | 767 |
| Fraud Recovery | 5,754 | 7,177 | 0 | 0 | 5,754 | 7,177 |
| Other Income | 230,167 | 169,166 | 338,893 | 1,383,090 | 569,080 | 1,552,256 |
| Total Revenues | \$20,147,396 | \$15,790,535 | \$381,815 | \$2,106,176 | \$20,528,511 | \$17,896,779 |
| Expenses | | | | | | |
| Administrative | 2,549,734 | 2,090,930 | 141,508 | 32,437 | 2,691,242 | 2,123,367 |
| Tenant Services | 887,728 | 849,242 | 2,008 | 2,258 | 890,736 | 851,500 |
| Utilities | 2,173,654 | 2,217,489 | 16,996 | 2958 | 2,190,650 | 2,220,447 |
| Maintenance | 1,637,164 | 1,157,757 | 36,284 | 16,458 | 1,673,448 | 1,174,215 |
| Protective Services | 126,450 | 92,974 | 1,750 | 0 | 128,200 | 92,974 |
| General | 611,489 | 660,862 | 14,430 | 0 | 625,919 | 660,862 |
| Extraordinary Maint & casualty | 133,591 | 113,499 | 0 | 0 | 133,591 | 113,499 |
| Housing Assist Pymnt | 7,552,853 | 6,242,755 | 0 | 0 | 7,552,853 | 6,242,755 |

Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

Revenues:

For the first year of operation under the Asset Management module, an increase of 28% in Total Revenues for the Enterprise Funds combined with a decrease of 82% in the Total Revenues of the Component Unit resulted in a 15% increase the Total Revenues for All Funds. In the Enterprise Funds, there was no significant change in Tenant Rental Revenue, Tenant Other Charges and Other Government Grants, however, HUD Operating Grants and HUD Capital Grants increased by 30% and 67%. Thus, the increase in grants from HUD is responsible for the rise in Total Revenues. Much of that came via the Housing Choice Voucher Program in which the grant for Housing Assistance Payments was increased to enable us to serve more tenants. The Component Unit's revenue decrease resulted from a huge reduction in donations and an absolute zero in Other Government Grants.

Expenses:

Total Expenses in both funds increased by 11% and 76% respectively, and the resulting total for All Funds was 11% over that of the prior year. The 11% change in the Enterprise Funds is due to the rise in Administrative and Maintenance expenses. Both line items grew because of our commitment to upgrade personnel and improve the level of maintenance service. There was a 10% boost in Housing Assistance Payments largely because of the upward change in standard rents. Expenses for all line items in the Component Unit, except for Tenant Services, rose significantly to produce the overall 76% difference over last year. The increases were due to the stepped up activity required by the construction effort.

Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

STATEMENT OF NET ASSETS

The following Table B reflects the condensed statement of net assets compared to the prior year.

Table B

| | Enterprise Funds | | Component Unit | | Total All Funds | |
|----------------------------------|---------------------|---------------------|--------------------|--------------------|---------------------|---------------------|
| | FY-08 | FY-07 | FY-08 | FY-07 | FY-08 | FY-07 |
| Current Assets | \$5,925,333 | \$3,995,630 | \$3,834,930 | \$3,126,808 | \$9,580,263 | \$7,122,338 |
| Capital Assets | 19,932,000 | 18,796,532 | 1,108,528 | 1,228,766 | 21,040,526 | 20,025,318 |
| Other Non-Current Assets | 0 | 0 | 0 | 2,092 | 0 | \$2,092 |
| Total Assets | \$25,857,333 | \$22,792,062 | \$4,763,458 | \$4,357,686 | \$30,620,789 | \$27,149,748 |
| Long Term Debt | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Liabilities | 598,138 | 929,553 | 407,643 | 148,754 | 1,000,781 | 776,407 |
| Total Liabilities | 598,138 | 929,553 | 407,643 | 148,754 | 1,000,781 | 776,407 |
| Net Assets | | | | | | |
| Invested in Capital Assets | | | | | | |
| Net of Debt | 19,932,000 | 18,796,532 | 1,108,528 | 1,228,766 | 21,040,526 | 20,025,318 |
| Restricted Assets | 1,225,024 | 10,000 | 126 | 2,091,264 | 1,201,292 | 2,211,264 |
| Unrestricted Assets | 3,722,171 | 3,215,577 | 3,246,014 | 890,982 | 8,978,190 | 4,105,759 |
| Total Net Assets | \$24,864,195 | \$22,162,430 | \$4,355,813 | \$4,213,312 | \$29,220,008 | \$26,313,341 |
| Total Liab and Net Assets | \$25,857,333 | \$22,792,062 | \$4,763,458 | \$4,357,686 | \$30,620,789 | \$27,149,748 |

Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

STATEMENT OF CAPITAL ASSETS AT YEAR END

The following Table C reflects the condensed statement of Capital Assets at year end compared to the prior year.

Table C

| | Enterprise Funds | | Component Unit | | Total All Funds | |
|----------------------------|---------------------|-------------------|--------------------|--------------------|---------------------|---------------------|
| | FY-08 | FY-07 | FY-08 | FY-07 | FY-08 | FY-07 |
| Land | \$4,192,251 | \$4,012,252 | \$480,436 | \$490,436 | 4,672,687 | \$4,492,688 |
| Buildings & Improvements | 60,870,602 | 56,256,245 | 663,967 | 663,967 | 61,534,569 | 59,119,212 |
| Furniture, Equip., & Mach. | 3,315,501 | 3,238,622 | 0 | 0 | 3,315,501 | 3,238,622 |
| Infrastructure | 36,635 | 0 | 0 | 0 | 36,635 | 0 |
| Construction in Progress | 290,302 | 290,302 | 0 | 100,000 | 290,302 | 390,302 |
| Accumulated Depreciation | 48,773,402 | 45,999,893 | 205,617 | 215,517 | 49,009,339 | 47,215,306 |
| Total | \$18,992,000 | 18,796,532 | \$1,108,528 | \$1,228,786 | \$21,040,526 | \$20,025,318 |

Slight increases in Land, Furniture, Infrastructure, Equipment & Machinery added to a 4% increase in Buildings & Improvements which resulted in a 6% gain in the Total Assets of the Enterprise Fund. Annual Accumulated Depreciation charges and the completing and subsequent reclassification of Construction in Progress were responsible for the Component Unit's small decrease in Total Capital Assets at Year-end. There was no change in Land, Buildings and Improvements.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

Housing Authority of the City of Galveston, TX
Management's Discussion and Analysis
June 30, 2008

ECONOMIC FACTORS-continued

- GHA has planned an ambitious and aggressive rebuilding schedule to replace the units lost in the tide surge. The condemned developments have all been razed and the design phase is currently in process to develop and rebuild several sites simultaneously. We expect to begin re-occupying units in the next 24 months. The eventual mix of the replacement units will be the same unit configuration as before. The re-development program will allow GHA to effectively end its role in the utility business. Prior to Ike, we distributed both gas and electricity through sub-metering. We were tasked with meter reading, billing, collecting and maintenance. We will have the new units individually metered to be read and maintained by the utility company. We believe that this would enable tenants to build credit and prepare them for the open market.
- GHA and other Coastal Community Housing Authorities, vulnerable to the ravages of hurricanes, will have to shoulder the burden of increased insurance premiums (Flood and Windstorm) in the wake of hurricane Ike. The Insurance Industry is clamoring for an increase in premiums to help them defray the cost of the massive losses which had to be indemnified. Consequently we expect the cost of our next renewal (in October) to increase significantly. This increase in cost directly affects our bottom line because there is no consequent increase in revenue from HUD to offset the higher premiums.
- We expect that ultimately all our Low Income units will be developed in the next two to three years. Our current goal is to maintain suitable staffing levels to continue to serve our tenants and efficiently operate DDAP and GHA programs.

FINANCIAL CONTACT

For questions regarding this report, Please contact B. L. Bruney, MBA, CPA, Director of Finance @ 409-765-1992. On line, send to findir@ghatx.org

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

STATEMENT OF NET ASSETS

JUNE 30, 2008

| ASSETS | Housing Enterprise Fund | Component Unit |
|---|-------------------------------|---------------------|
| Current Assets | | |
| Cash and cash equivalents-Unrestricted | \$ 3,406,280 | \$ 52,309 |
| Cash and cash equivalents-Restricted | 1,362,613 | 1,368 |
| Accounts receivable - tenants (net of allowance for doubtful accounts of \$1,867) | 62,501 | - |
| Accounts receivable - HUD | 611,415 | - |
| Accounts receivable - other | 110,971 | - |
| Due from Component Unit | 394,712 | - |
| Prepaid expenses | 160,426 | 5,024 |
| Inventories | 18,015 | - |
| Assets held for sale | - | - |
| Total Current Assets | <u>5,925,333</u> | <u>3,596,129</u> |
| Noncurrent Assets | | |
| Fixed assets (net of accumulated depreciation of \$48,771,492 and \$235,877, respectively) | <u>19,932,000</u> | <u>1,108,526</u> |
| Total Noncurrent Assets | <u>19,932,000</u> | <u>1,108,526</u> |
| Total Assets | <u>\$ 25,857,333</u> | <u>\$ 4,763,456</u> |

LIABILITIES AND NET ASSETS

| | | |
|--------------------------------|------------|----------|
| Current Liabilities | | |
| Accounts payable | \$ 172,176 | \$ 2,631 |
| Accrued compensated absences | 218,176 | - |
| Accounts Payable - HUD | 284,358 | - |
| Due to Housing Enterprise Fund | - | 191,712 |
| Tenant security deposits | 75,522 | - |
| Deferred revenue | 40,725 | 300 |
| Accrued PLOI | 37,850 | - |
| Other current liabilities | 201,601 | - |
| Accrued liabilities-other | 2,730 | - |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2008**

| | Housing Enterprise Fund | Component Unit |
|---|-------------------------------|-------------------|
| Operating Revenues | | |
| Dwelling rental | \$ 2,803,854 | \$ - |
| Tenant other charges | 145,218 | - |
| Operating grants-FHUD | 13,689,562 | - |
| Other government grants | 483,936 | - |
| Mortgage interest income | - | 511 |
| Fraud recovery | 5,754 | - |
| Other revenues | <u>230,168</u> | <u>338,893</u> |
| Total Operating Revenues | <u>17,358,492</u> | <u>339,404</u> |
| Operating Expenses | | |
| Administrative | 2,548,794 | 144,505 |
| Tenant services | 887,728 | 2,008 |
| Utilities | 2,173,634 | 16,996 |
| Maintenance | 1,637,464 | 36,284 |
| Protective services | 126,450 | 1,750 |
| General | 611,489 | 14,430 |
| Extraordinary maintenance and casualty losses | 133,391 | - |
| Housing assistance payments | 7,552,853 | - |
| Depreciation | <u>1,773,608</u> | <u>20,261</u> |
| Total Operating Expenses | <u>17,445,611</u> | <u>236,234</u> |
| Net Income (Loss) from Operations | <u>(87,119)</u> | <u>103,170</u> |
| Non-operating revenues (expenses) | | |
| Interest income-Unrestricted | 116,849 | 28,770 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2008**

| | <u>Enterprise Funds</u> | <u>Component Unit</u> | <u>Totals Reporting Entity (memo only)</u> |
|---|-----------------------------|---------------------------|--|
| Cash Flows from Operating Activities: | | | |
| Operating grants | \$ 14,173,498 | \$ - | \$ 14,173,498 |
| Receipts from customers | 3,211,507 | 339,404 | 3,550,911 |
| Payments to suppliers | (12,764,391) | (1,170,108) | (13,934,499) |
| Payments to employees | <u>(2,470,540)</u> | <u>-</u> | <u>(2,470,540)</u> |
| Net cash provided by operating activities | <u>2,150,074</u> | <u>169,296</u> | <u>2,319,370</u> |
| Cash Flow from Capital and Related Financing Activities: | | | |
| Increase in notes payable-current | - | 212,091 | 212,091 |
| Net fixed asset additions | (2,909,075) | 100,000 | (2,809,075) |
| Addition of assets held for sale | - | (3,596,329) | (3,596,329) |
| Capital grants | <u>2,671,702</u> | <u>-</u> | <u>2,671,702</u> |
| Net cash used for capital and related financing activities | <u>(237,373)</u> | <u>(3,284,238)</u> | <u>(3,521,611)</u> |
| Cash Flow From Investing Activities | | | |
| Interest income-Unrestricted | 116,849 | 28,770 | 145,619 |
| Interest income-Restricted | <u>354</u> | <u>12,941</u> | <u>13,295</u> |
| Net cash provided by investing activities | <u>117,203</u> | <u>41,711</u> | <u>158,914</u> |
| Net Increase (Decrease) In Cash and Cash Equivalents | 2,029,904 | (3,073,231) | (1,043,327) |
| Cash and Cash Equivalents At Beginning of Year | <u>2,738,389</u> | <u>3,126,808</u> | <u>5,865,197</u> |
| Cash and Cash Equivalents At End of Year | <u>\$ 4,768,293</u> | <u>\$ 53,577</u> | <u>\$ 4,821,870</u> |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2008
(Continued)**

| | <u>Enterprise Funds</u> | <u>Component Unit</u> | <u>Totals Reporting Entity (memo only)</u> |
|--|-----------------------------|---------------------------|--|
| Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities | | | |
| Net Income (Loss) from Operations | \$ (87,119) | \$ 103,170 | \$ 16,051 |
| Noncash Changes to Income: | | | |
| Depreciation | 1,773,608 | 20,261 | 1,793,869 |
| Changes in Assets and Liabilities: | | | |
| Net (Increase) Decrease in Assets: | | | |
| Accounts receivable net | (42,718) | - | (42,718) |
| Prepaid expenses | 142,819 | (5,024) | 137,795 |
| Net Increase (Decrease) in Liabilities: | | | |
| Accounts payable | 291,973 | 50,589 | 342,562 |
| Tenant security deposits | 2,211 | - | 2,211 |
| Accrued compensated absences | 34,322 | - | 34,322 |
| Deferred revenue | 16,711 | 300 | 17,011 |
| Other current liabilities | <u>18,267</u> | <u>-</u> | <u>18,267</u> |
| Net Cash Provided (Used) by Operating Activities | <u>\$ 2,150,074</u> | <u>\$ 169,296</u> | <u>\$ 2,319,370</u> |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2008

NOTE (I) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization - The Housing Authority of the City of Galveston, TX (PHA) is a non-profit governmental organization with a five-member board of directors which was organized under the laws of the State to provide housing for qualified individuals in accordance with the rules and regulations prescribed by The Department of Housing and Urban Development (HUD). It is located in Galveston, Texas and has 966 dwelling units available for rental and four non-dwelling units. The following is a summary of the more significant accounting policies.

A. Reporting Entity - The PHA's financial statements include all of the housing authority's operations under one Housing Enterprise Fund. The PHA's operations receive funding from the following federal grant sources through HUD:

- Low Rent Public Housing Subsidy
CFDA # 14.850(a) - Grant number - TX01700108D
- Section 8 Housing Choice Voucher Program
CFDA # 14.871 - Grant number - TX017V0
- Capital Funding Program
CFDA # 14.872 - Grant number - TX24P01750107
Grant number - TX24P01750106
Grant number - TX24P01750105
Grant number - TX24R01750103
Grant number - TX24R01750102
Grant number - TX24R01750101
- Hope VI Demolition Grant
CFDA # 14.866 - Grant number - TX24URD0171103
- Resident Opportunity and Supportive Services-Family & Homeownership
CFDA # 14.870 - Grant number - TX017REF087A006
- Resident Opportunity and Supportive Services-Neighborhood Network
CFDA # 14.875 - Grant number - TX017RNN047A006

For the fiscal year ended June 30, 2008 the PHA also received additional funding under the Disaster Voucher Program and the Disaster Housing Assistance Program.

The PHA also reports Galveston Redevelopment and Community Enterprises, Inc. (G.R.A.C.E.) as a discretely presented component unit. The criteria for including organizations as component units within the

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (I) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation -- Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. The PHA's activities are business-type in nature, and the PHA does not engage in any governmental-type activities. As a result, government-wide financial statements, which distinguish between governmental and business-type activities, are not required. Accordingly, the basic financial statements and required supplementary information (RSI) of the PHA consist of Management's Discussion and Analysis (MD&A), Statement of Net Assets, Statement of Revenues, Expenses and Changes in Net Assets, Statement of Cash Flows, Notes to the Financial Statements, and Budgetary Comparisons.

For financial reporting purposes, all activities of the PHA other than its component unit are accounted for in one housing enterprise fund.

C. Measurement Focus and Basis of Accounting - The PHA uses the Proprietary Fund method of accounting as prescribed by GASB. The Proprietary Fund method uses the economic resources measurement focus. The accounting objectives are the determination of operating income, changes in net assets, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the Statement of Net Assets. Proprietary net assets are segregated into Invested in Capital Assets Net of Related Debt, Restricted Net Assets, and Unrestricted Net Assets.

The accrual basis of accounting is used in proprietary fund types. The accrual basis of accounting recognizes revenues when earned. Expenses are recognized in the period incurred. Operating revenues and expenses generally result from providing services and delivering goods in connection with a Proprietary Fund's ongoing operations. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The principal operating revenues of the PHA are tenant revenues and the moneys provided by HUD. The operating expenses of the PHA consist primarily of administrative costs, utilities, maintenance and general expenses for the public housing program and Housing Assistance Payments (HAP) and related administrative costs for the HUD Section 8 programs. All programs also include depreciation in their operating expenses.

The PHA applies all applicable GASB pronouncements. The PHA has elected not to apply FASB

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. Fixed Assets and Depreciation - Land, structures and equipment are stated at historical cost. Individual assets that exceed a Board approved threshold limit are capitalized and depreciated while smaller assets are expensed as consumable supplies. Donated assets are stated at their fair market value on the date donated. Depreciation is computed using the straight-line method. Estimated useful lives, in years, for depreciable assets are as follows:

| | |
|-------------------------|---------------|
| Site improvements | 15 years |
| Buildings | 33 years |
| Building improvements | 15 years |
| Non-dwelling structures | 33 years |
| Equipment | 5 to 10 years |

H. Budgetary Data - The PHA is required by its HUD Annual Contributions Contract to adopt an annual budget for the Asset Managed Programs and the Central Office Cost Center.

The PHA is under a limited budget review from HUD with the control category of total operating expenditures. If there are no overruns of the total operating expenditures, then HUD does not require budget revisions other than when there are substantial additions to non-routine expenditures. Budgeted amounts are as originally adopted or as amended by the Board.

The budget is prepared on a statutory (HUD) basis and does not contain a provision for uncollectible tenant receivables or depreciation. The budget does reflect furniture and equipment additions from operations.

I. Tenant Receivables - Receivables for rentals and service charges are reported in the Housing Enterprise Fund, net of allowance for doubtful accounts.

NOTE (2) DEPOSITS AND INVESTMENTS

The Housing Enterprise Fund had a total of \$4,768,293 and the Component Unit had a total of \$53,577 in cash and cash equivalents at June 30, 2008. Of this amount, deposits with a carrying value of \$4,095,691 for the Housing Enterprise Fund and \$53,577 for the Component Unit are held in the following:

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (2) DEPOSITS AND INVESTMENTS (Continued)

The contracted depository bank used by the PHA was Moody National Bank in Galveston, Texas. The largest cash, savings and time deposit combined account balance was \$6,417,757 which occurred July 2, 2007. The PHA's funds are required to be deposited and invested under the terms of a depository agreement which requires deposits over FDIC limits to be secured with securities held by the financial institution. These funds were secured by FDIC coverage and by pledged collateral held by the contracted bank in the PHA's name. The cash equivalents are invested in Texpool.

The PHA's deposits are categorized at year end to give an indication of the level of risk assumed by the PHA at year end. These categories are as follows:

| | |
|---|---------------------|
| Insured | \$ 117,472 |
| Collateralized: | |
| Collateral held by financial institution in the entity's name | 4,704,398 |
| Uninsured and uncollateralized | - |
| Total Deposits | <u>\$ 4,821,870</u> |

The total of \$1,362,013 of Restricted Cash in the Housing Enterprise Fund consists of \$1,190,024 restricted for future Housing Assistance Payments (see Note 6), \$86,635 for the Family Self-Sufficiency (FSS) Escrow account, \$75,054 of tenant security deposits and \$10,000 in the Central Office Cost Center. Restricted Cash of \$1,268 for the Component Unit is restricted by the Board of Directors for Capital Projects.

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (3) LAND, STRUCTURES AND EQUIPMENT

Land, structures and equipment reported in the PHA are as follows:

| | Balances | | | Balances |
|--------------------------|----------------------|---------------------|-----------------------|----------------------|
| | Beginning of | Additions | | End of Year |
| | Year | (Dispositions) | Depreciation | |
| Land | \$ 4 492 688 | \$ 179 999 | \$ - | \$ 4 672 687 |
| Buildings & Improvements | 59 119 206 | 2 615 363 | - | 61 734 569 |
| Furniture & Equipment | 3 238 622 | 76 879 | - | 3 315 501 |
| Infrastructure | - | 36 836 | - | 36 836 |
| Construction in Progress | 390 302 | (100 000) | - | 290 302 |
| Accumulated Depreciation | <u>(47 215 500)</u> | - | <u>(1 793 869)</u> | <u>(49 009 369)</u> |
| Totals | <u>\$ 20 025 318</u> | <u>\$ 2 809 077</u> | <u>\$ (1 793 869)</u> | <u>\$ 21 040 526</u> |
| | | | | |
| Housing Enterprise Fund | \$ 18 796 532 | \$ 2 909 077 | \$ (1 773 609) | \$ 19 932 000 |
| Component Unit | <u>1 228 786</u> | <u>(100 000)</u> | <u>(20 260)</u> | <u>1 108 526</u> |
| Totals | <u>\$ 20 025 318</u> | <u>\$ 2 809 077</u> | <u>\$ (1 793 869)</u> | <u>\$ 21 040 526</u> |

All land, buildings and improvements are encumbered by a declaration of trust in favor of the United States of America as security for obligations guaranteed by the government and to protect other interests of the government.

NOTE (4) FEDERAL GRANTS

In the normal course of operations, the PHA receives grant funds from various governmental agencies. These grant programs are subject to audit by agents of the granting agency, the purpose of which is to ensure compliance with the provisions of the granting agency. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (7) RETIREMENT PLAN

The PHA participates in a defined contribution plan administered by ICMA. The plan complies with IRS regulations and can be amended by the Board pursuant to applicable IRS guidelines.

The PHA contributes 13% of annual covered payroll to a 401 A for qualified employees, who may also voluntarily contribute up to \$15,500 (\$20,500 including catch up if over 50) to a 457 plan. All voluntary contributions by employees are fully vested. For the fiscal year, actual contributions by the PHA were \$223,236.

Employees vest as follows:

| | |
|------------------------------|------|
| After one year of service | 20% |
| After two years of service | 40% |
| After three years of service | 60% |
| After four years of service | 80% |
| After five years of service | 100% |

All amounts forfeited by terminated participants are allocated to a suspense account and used to reduce dollar for dollar employer contributions otherwise required under the plan for the current plan year and succeeding plan years, if necessary.

NOTE (8) INTER-PROGRAM RECEIVABLES AND PAYABLES

The PHA does not maintain separate bank accounts for each fund. Generally all payments are made from the major operating accounts and an interfund receivable or payable is booked. Interfund balances are expected to be paid off within a short period of time of booking the receivable or payable but as these transactions are continually occurring, it is inevitable that there will be balances at year end. At June 30, 2008, interfund receivables and payables have been offset in the basic financial statements and consist of the following:

| <u>Program</u> | <u>Receivables</u> | <u>Payables</u> |
|----------------|--------------------|-----------------|
| AMP's | \$ 899,329 | \$ 317,851 |
| COCC | 1,121,287 | 898,097 |
| | 110,770 | 206,864 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (9) NOTES RECEIVABLE

In fiscal years 2005 and 2006 the PHA built six houses known as Cornerstone II and resold them to qualified buyers. The Component Unit holds a note on one property for \$15,000 and the PHA holds a note on five properties for \$211,500 that contain the following provision: "Maker shall be entitled to receive credit against the principal amount hereof equal to twenty percent of the original principal amount on the fourth anniversary date of the [promissory note], and a like amount on the same day of each succeeding year for a period of four years, when the entire balance shall be deemed paid in full. Any remaining principal shall become immediately due and payable upon the sale of the property securing this Note or upon the Maker hereof ceasing to reside in the home on the property as Maker's principal place of residence." The PHA and the Component Unit are not carrying the value of the Notes as an asset since payment of the Notes is contingent upon the actions of the homeowner.

NOTE (10) NOTES PAYABLE

During the year ended June 30, 2008, the Component Unit had a balance of \$210,000 in short term notes payable. The original line of credit dated June 1, 2008 was \$300,000 and was used to assist in the financing of the houses being built at The Oaks. The interest rate is 3.5% annually and accrued interest is to be paid at the maturity date of the loan. The original maturity date of the loan was June 30, 2008. No homes were sold by June 30, 2008, so the Component Unit extended the due date until September 30, 2008. The Component Unit used the proceeds from the sale of property to pay off the note on September 30, 2008.

NOTE (11) DONATIONS

The Component Unit received a total of \$284,878 in donations consisting of the following in fiscal year 2008:

Mary Moody Northern Endowment pledged \$60,000 to assist the Component Unit with the George Mitchell challenge grant in fiscal year 2006. The grant was to be paid in three annual \$20,000 payments. The first payment was received in fiscal year 2006 an additional payment of \$20,000 was received in fiscal year 2007, the final payment was received in fiscal year 2008.

The City of Galveston donated \$264,878 in February 2008 for the development of streets and the storm sewer in the affordable housing project known as 'The Oaks'.

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

(Continued)

NOTE (13) DEMOLITION AND REHABILITATION

The PHA received a HOPE VI grant in the amount of \$1,215,000 for the demolition and rehabilitation of the property generally known as Palm Terrace. As of June 30, 2008, \$1,108,692 has been utilized. Generally accepted accounting principles require costs associated with real estate projects to be capitalized as a cost of the new project. The original cost of the land was \$145,644 and an additional \$290,301 was capitalized in subsequent years. If the costs incurred during fiscal year 2008 are capitalized, the costs of demolition and rehabilitation would bring the cost of the land to \$568,633. GASB 42 *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries* requires impairment losses on capital assets that will continue to be used by the government to be measured using the method that best reflects the diminished service utility of the capital asset. In this case, the fair market value of the land has been appraised at \$435,945. To ensure that the land is not recorded at an amount in excess of fair market value, the PHA has elected to expense the balance of fiscal year 2008 costs of \$132,688 to extraordinary maintenance.

NOTE (14) ASSETS HELD FOR SALE

In fiscal year 2008, the PHA's component unit completed work on The Oaks development. The Oaks consists of twenty-seven (27) affordable homes which will be sold through the PHA's homeownership program to qualified buyers. The homes held for sale escaped major damage during Hurricane Ike and the program is moving forward. Several of the homes have been sold after the PHA's fiscal year end of June 30, 2008.

NOTE (15) SUBSEQUENT EVENT

On September 13, 2008, Hurricane Ike hit the greater Houston-Galveston area causing significant damage to several PHA owned buildings. Five properties have been demolished. Cost estimates to replace these buildings are not known at this time. The PHA expects to use the insurance proceeds to assist in rebuilding these units. These properties include:

| Property | # of units | Insurance Proceeds |
|----------|------------|--------------------|
|----------|------------|--------------------|

BREEDLOVE & CO., P.C.

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RICHARD W. BREEDLOVE, CPA
President

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

July 15, 2009

Board of Commissioners
Housing Authority of the City of Galveston, TX
Galveston, Texas

We have audited the financial statements of the Housing Authority of the City of Galveston, TX as of and for the year ended June 30, 2008, and have issued our report thereon dated July 15, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

The management of the Housing Authority of the City of Galveston, TX is responsible for establishing and maintaining effective internal control. In planning and performing our audit, we considered the Housing Authority of the City of Galveston, TX's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the PHA's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the PHA's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the PHA's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the PHA's financial statements that is more than inconsequential will not be prevented or detected by the PHA's internal control.

was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the audit committee, management, others within the organization, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Brechner & Co., P.C.

BREEDLOVE & CO., P.C.

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RICHARD W. BREEDLOVE, CPA
President

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133

July 15, 2009

Board of Commissioners
Housing Authority of the City of Galveston, TX
Galveston, Texas

Compliance

We have audited the compliance of the Housing Authority of the City of Galveston, TX with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2008. The Housing Authority of the City of Galveston, TX's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Galveston, TX's management. Our responsibility is to express an opinion of their compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Galveston, TX's compliance with those requirements and

Internal Control over Compliance

The management of the Housing Authority of the City of Galveston, TX is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Galveston, TX's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Galveston, TX's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended for the information of management, the Board of Commissioners and federal awarding agencies. This report is not intended to be and should not be used by anyone other than these specified parties.

Bresler & Co., P.C.

REQUIRED SUPPLEMENTARY INFORMATION



HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

**REQUIRED SUPPLEMENTARY INFORMATION-BUDGET COMPARISON
ASSET MANAGED PROGRAM #1
FOR THE YEAR ENDED JUNE 30, 2008**

| AMP 1 | Original Budget | Revised Budget | Actual | Variance Positive (Negative) |
|--|--------------------|-------------------|------------------|------------------------------------|
| Operating Receipts | | | | |
| Dwelling Rental | \$ 636,602 | \$ 633,798 | \$ 626,333 | \$ (7,469) |
| Excess Utilities | 59,561 | 59,993 | 60,807 | 416 |
| Non-dwelling Rental | 193 | - | - | - |
| Interest | 28,183 | 28,096 | 28,500 | 404 |
| Other Income | 11,144 | 12,000 | 24,539 | 13,395 |
| Other Income - Ketan Rent | 2,208 | 192 | - | (1,992) |
| Audit Reimbursement | - | - | - | - |
| Total Operating Receipts | 738,141 | 734,182 | 732,078 | (2,104) |
| Operating Subsidy-accrued | | | | |
| Operating Subsidy-received | 802,210 | 937,812 | 1,196,537 | 258,725 |
| Total Revenue | 1,540,351 | 1,671,994 | 1,928,615 | 256,621 |
| Operating Expenses | | | | |
| Routine Expenditures | | | | |
| Administrative Salaries | 117,255 | 116,000 | 164,020 | (46,020) |
| Benefits | 41,019 | 41,050 | 54,271 | (13,221) |
| Management Fee | 137,640 | 137,640 | 137,640 | - |
| Bookkeeping Fee | 27,000 | 24,800 | 21,700 | 3,100 |
| Computer Support | - | 9,500 | 9,500 | - |
| Bad Debt | 14,800 | 14,800 | 21,787 | (6,987) |
| Auditing Fees | 7,440 | 6,900 | - | 6,940 |
| Supplies | 46,199 | 16,000 | 43,610 | 2,589 |
| Tenant Services | | | | |
| Tenant Services Salaries | 7,500 | - | - | - |
| Tenant Services Benefits | 2,023 | - | - | - |
| Materials | 7,440 | 7,440 | - | 7,440 |
| Contract Cost, Training, Other | 7,310 | 1,758 | 4,769 | (2,981) |
| Utilities | | | | |
| Water | 132,132 | 80,764 | 68,072 | 11,992 |
| Electricity | 272,154 | 416,758 | 365,409 | 50,849 |
| Gas | 77,984 | 65,740 | 113,419 | (47,679) |
| Sewer | 125 | 55,685 | 58,744 | (3,059) |
| Ordinary Maintenance & Operations | | | | |
| Labor | 88,282 | 88,000 | 81,940 | 6,057 |
| Benefits | 19,220 | 19,000 | 30,158 | (1,880) |
| Gen Maint/Materials | 69,193 | 68,440 | 94,891 | (26,441) |
| Contract Costs | 85,539 | 85,600 | 103,153 | (18,151) |
| Garbage/Trash Removal | 25,433 | 42,968 | 46,314 | (4,069) |
| Protective Services | | | | |
| Labor | 11,332 | 27,279 | 26,685 | 2,093 |
| Benefits | 7,931 | 3,080 | 2,681 | 2,380 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

REQUIRED SUPPLEMENTARY INFORMATION-BUDGET COMPARISON
 ASSET MANAGED PROGRAM #2
 FOR THE YEAR ENDED JUNE 30, 2008
 (Continued)

| AMP 2 | Original Budget | Revised Budget | Actual | Variance Positive (Negative) |
|--|--------------------|-------------------|------------------|------------------------------------|
| Operating Receipts | | | | |
| Dwelling Rental | \$ 487,243 | \$ 822,910 | \$ 811,813 | \$ (11,077) |
| Excess Utilities | 18,257 | 16,983 | 14,162 | (2,825) |
| Non-dwelling Rental | - | - | - | - |
| Interest | 32,454 | 32,000 | 16,284 | (15,716) |
| Other Income | 4,033 | 3,500 | 39,210 | 35,710 |
| Other Income - Retro Wast | 665 | 800 | - | (1,800) |
| Audit Reimbursement | - | - | - | - |
| Total Operating Receipts | <u>842,652</u> | <u>878,192</u> | <u>881,469</u> | <u>5,277</u> |
| Operating Subsidy accrued | | | | |
| Operating Subsidy received | <u>923,882</u> | <u>1,110,245</u> | <u>1,178,886</u> | <u>68,438</u> |
| Total Revenue | 1,766,534 | 1,988,437 | 2,060,355 | 71,735 |
| Operating Expenses | | | | |
| Routine Expenditures | | | | |
| Administrative Salaries | 157,162 | 157,000 | 171,735 | (14,735) |
| Benefits | 55,007 | 64,822 | 61,344 | 3,478 |
| Management Fee | 158,508 | 162,918 | 158,508 | 4,410 |
| Bookkeeping Fee | 32,130 | 29,300 | 35,700 | (6,340) |
| Computer Support | - | 13,012 | 10,710 | 302 |
| Bad Debts | 17,336 | 17,336 | 4,324 | 13,012 |
| Auditing Fees | 8,568 | 9,068 | - | 9,068 |
| Sundry | 53,551 | 41,796 | 29,475 | 23,321 |
| Tenant Services | | | | |
| Tenant Services Salaries | - | - | 38,255 | (38,255) |
| Tenant Services Benefits | - | - | 8,320 | (8,320) |
| Materials | 8,568 | 9,000 | - | 9,000 |
| Contract Cost, Training, Other | 8,568 | 9,000 | 7,686 | 3,314 |
| Duties | | | | |
| Water | 112,816 | 106,952 | 90,578 | 16,374 |
| Electricity | 443,058 | 422,772 | 423,182 | (1,111) |
| Gas | 36,149 | 40,000 | 50,250 | (20,230) |
| Sewer | - | 60,000 | 83,746 | (23,746) |
| Ordinary Maintenance & Operations | | | | |
| Labor | 152,800 | 150,526 | 122,286 | 28,240 |
| Benefits | 52,305 | 58,301 | 49,527 | 8,777 |
| Gen Maint/Materials | 79,684 | 79,000 | 207,839 | (128,839) |
| Contract Costs | 98,512 | 90,000 | 98,872 | (8,872) |
| Garbage/Trash Removal | 37,022 | 29,000 | 18,058 | 10,942 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

REQUIRED SUPPLEMENTARY INFORMATION-BUDGET COMPARISON
 ASSET MANAGED PROGRAM #3
 FOR THE YEAR ENDED JUNE 30, 2008
 (Continued)

| AMP # | Original Budget | Revised Budget | Actual | Variance Positive (Negative) |
|--|--------------------|-------------------|------------------|------------------------------------|
| Operating Receipts | | | | |
| Dwelling Rental | \$ 664,428 | \$ 675,384 | \$ 681,250 | \$ 668 |
| Excess Utilities | 68,298 | 81,427 | 70,249 | (11,178) |
| Non-dwelling Rental | 131 | - | - | - |
| Interest | 26,916 | 26,000 | 23,180 | (3,836) |
| Other Income | 11,240 | 10,314 | 25,787 | 14,473 |
| Other Income - Retro Rent | 1,854 | 1,800 | - | (1,800) |
| Audit Reimbursement | - | - | - | - |
| Total Operating Receipts | 772,858 | 794,925 | 800,466 | 6,541 |
| Operating Subsidy-awarded | | | | |
| Operating Subsidy-received | 786,723 | 916,633 | 1,380,248 | 463,625 |
| Total Revenue | 1,559,581 | 1,711,558 | 2,180,714 | 469,166 |
| Operating Expenses | | | | |
| Routine Expenditures | | | | |
| Administrative Salaries | 160,851 | 160,800 | 224,840 | 64,040 |
| Benefits | 56,298 | 57,820 | 80,018 | 22,198 |
| Management Fee | 134,976 | 134,976 | 134,976 | - |
| Bookkeeping Fee | 27,360 | 24,320 | 21,280 | (3,040) |
| Computer Support | - | 7,620 | 9,120 | 1,500 |
| Rent Defers | 14,592 | 13,918 | 18,746 | 4,828 |
| Auditing Fees | 7,266 | 9,528 | - | (7,266) |
| Sundry | 45,601 | 45,000 | 57,165 | 11,165 |
| Tenant Services | | | | |
| Tenant Services Salaries | 15,500 | - | - | - |
| Tenant Services Benefits | 3,426 | - | - | - |
| Materials | 7,206 | 27,900 | - | 20,694 |
| Contract Cost, Training, Other | 7,286 | 7,000 | 6,320 | (686) |
| Utilities | | | | |
| Water | 144,590 | 74,568 | 69,183 | (75,407) |
| Electricity | 489,570 | 597,442 | 509,683 | (89,887) |
| Gas | 78,991 | 64,806 | 117,116 | 38,115 |
| Sewer | - | 60,000 | 52,366 | 8,634 |
| Ordinary Maintenance & Operations | | | | |
| Labor | 165,988 | 165,000 | 116,425 | (49,563) |
| Benefits | 56,819 | 51,244 | 49,659 | (6,160) |
| Gen Maint/Materials | 67,849 | 80,620 | 158,798 | 80,949 |
| Contract Costs | 83,904 | 194,412 | 224,484 | 127,572 |
| Garbage/Trash Removal | 23,019 | 46,800 | 52,481 | 29,462 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

REQUIRED SUPPLEMENTARY INFORMATION-BUDGET COMPARISON
CENTRAL OFFICE COST CENTER (COCC)
FOR THE YEAR ENDED JUNE 30, 2008
(Continued)

| COCC | Original Budget | Revised Budget | Actual | Variance Positive (Negative) |
|---------------------------------|-----------------|----------------|----------------|------------------------------|
| Operating Receipts | | | | |
| AMP Property Management Fee | \$ 431,241 | \$ 415,564 | \$ 431,124 | \$ (4,440) |
| AMP Bookkeeping Fee | 57,390 | 78,480 | 67,970 | 410,510 |
| AMP Computer Support Fee | - | 27,932 | 29,130 | 1,198 |
| AMP Asset Management Fee | 116,520 | 140,100 | 116,520 | (23,580) |
| HCV Management Fee | 154,612 | 135,702 | 137,147 | 1,445 |
| HCV Bookkeeping Fee | 96,471 | 84,718 | 85,548 | 370 |
| DHAP Management Fee | - | 62,430 | 42,318 | (19,582) |
| DHAP Bookkeeping Fee | - | 21,260 | 11,603 | (6,657) |
| Interest | 9,800 | 7,500 | - | (7,500) |
| Other Income | - | 4,500 | 32,754 | 38,254 |
| Total Operating Receipts | <u>896,034</u> | <u>998,166</u> | <u>957,594</u> | <u>(1,40,592)</u> |
| Other fees | - | - | 5,000 | 5,000 |
| Total Revenue | <u>896,034</u> | <u>998,166</u> | <u>962,594</u> | <u>(1,35,592)</u> |
| Operating Expenses | | | | |
| Routine Expenditures | | | | |
| Administrative Salaries | 412,764 | 441,564 | 500,000 | (78,226) |
| Benefits | 151,168 | 150,982 | 84,971 | 66,011 |
| Legal Expense | 8,000 | 9,138 | 7,447 | 1,691 |
| Training/Conventions/Meeting | 5,000 | 18,000 | - | 18,000 |
| Travel (local) | 8,000 | 5,000 | 16,947 | (11,943) |
| Rent (Space Occupancy) | 88,046 | 88,046 | - | 88,046 |
| Auditing Fees | 2,500 | 19,500 | 19,500 | - |
| Administrative Contracts | 22,500 | 28,000 | - | 28,000 |
| Sundry | 5,000 | 148,100 | 199,044 | (1,31,044) |
| Maintenance | | | | |
| Auto, Tools, Rentals, etc. | - | 15,000 | 1,565 | 13,435 |
| Utilities | | | | |
| Water | 15,000 | 16,000 | - | 16,000 |
| Electricity | 40,000 | - | - | - |
| Gas | 25,000 | - | - | - |
| Other Utilities Expense | 5,000 | - | - | - |
| Protective Services | | | | |
| Police | 2,400 | 2,410 | 1,205 | 1,205 |

HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

REQUIRED SUPPLEMENTARY INFORMATION-BUDGET COMPARISON
HOUSING CHOICE VOUCHERS
FOR THE YEAR ENDED JUNE 30, 2008

| | <u>Original Budget</u> | <u>Revised Budget</u> | <u>Actual</u> | Variance Positive (Negative) |
|--|----------------------------|---------------------------|------------------|------------------------------------|
| Operating Receipts | | | | |
| Interest on Investments | \$ 10,000 | \$ 10,000 | \$ 15,852 | \$ 35,852 |
| Annual Contributions - HAP | 6,267,770 | 6,267,770 | 8,017,925 | 1,750,155 |
| Annual Contributions - DVP | - | - | - | - |
| Annual Contributions - Fees | 614,425 | 614,425 | 577,955 | (36,470) |
| Annual Contributions - Fees-DVP | - | - | - | - |
| Audit Reimbursement Fees | 10,500 | 10,500 | - | (10,500) |
| Other Income | 7,200 | 7,200 | 5,754 | (1,446) |
| Homeownership Grant/FSS Coordinator Support | <u>108,000</u> | <u>108,000</u> | <u>104,122</u> | <u>(3,878)</u> |
| Total Operating Receipts | <u>7,017,895</u> | <u>7,017,895</u> | <u>8,751,608</u> | <u>1,733,713</u> |
| Operating Expenditures: | | | | |
| Routine expenditures | | | | |
| Administrative Salaries | 271,572 | 271,572 | 335,117 | (63,545) |
| Legal Expense | 1,250 | 1,250 | 13,813 | (10,563) |
| Training, Meetings, Conferences | 8,869 | 8,869 | 15,574 | (6,705) |
| Travel | 1,000 | 1,000 | 10 | 990 |
| Auditing Fees | 10,500 | 10,500 | 10,000 | 500 |
| Sundry | 47,502 | 47,502 | 143,374 | (95,872) |
| Ordinary Maintenance & Operations | | | | |
| Maintenance & Operations Auto | 1,200 | 1,200 | 429 | 771 |
| General Expense | | | | |
| Insurance | 4,210 | 4,210 | 2,988 | 1,222 |



SUPPLEMENTAL SCHEDULES



HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2008

SUMMARY OF AUDITORS' RESULTS

1. We issued an unqualified opinion on the financial statements for the fiscal year ended June 30, 2008.
2. There are no significant deficiencies in internal control that are disclosed by our audit of the financial statements that are considered material weaknesses.
3. Our audit did not disclose any noncompliance that is material to the financial statements.
4. There are no significant deficiencies in internal control over major programs disclosed by our audit that are considered material weaknesses.
5. Our report on compliance for major programs was unqualified.
6. Our audit disclosed no findings required to be reported by Section 510(a) of OMB Circular A-133.
7. The Low Rent Housing Program, the Housing Voucher Program and the Disaster Housing Assistance Program were identified as major programs.
8. The dollar threshold used to distinguish between Type A and Type B programs was \$451,548.
9. The auditee qualified as a low-risk auditee.

STATUS OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS

The prior audit report did not contain any findings or questioned costs.

CURRENT AUDIT FINDINGS AND QUESTIONED COSTS

There were no findings or questioned costs in the current audit.

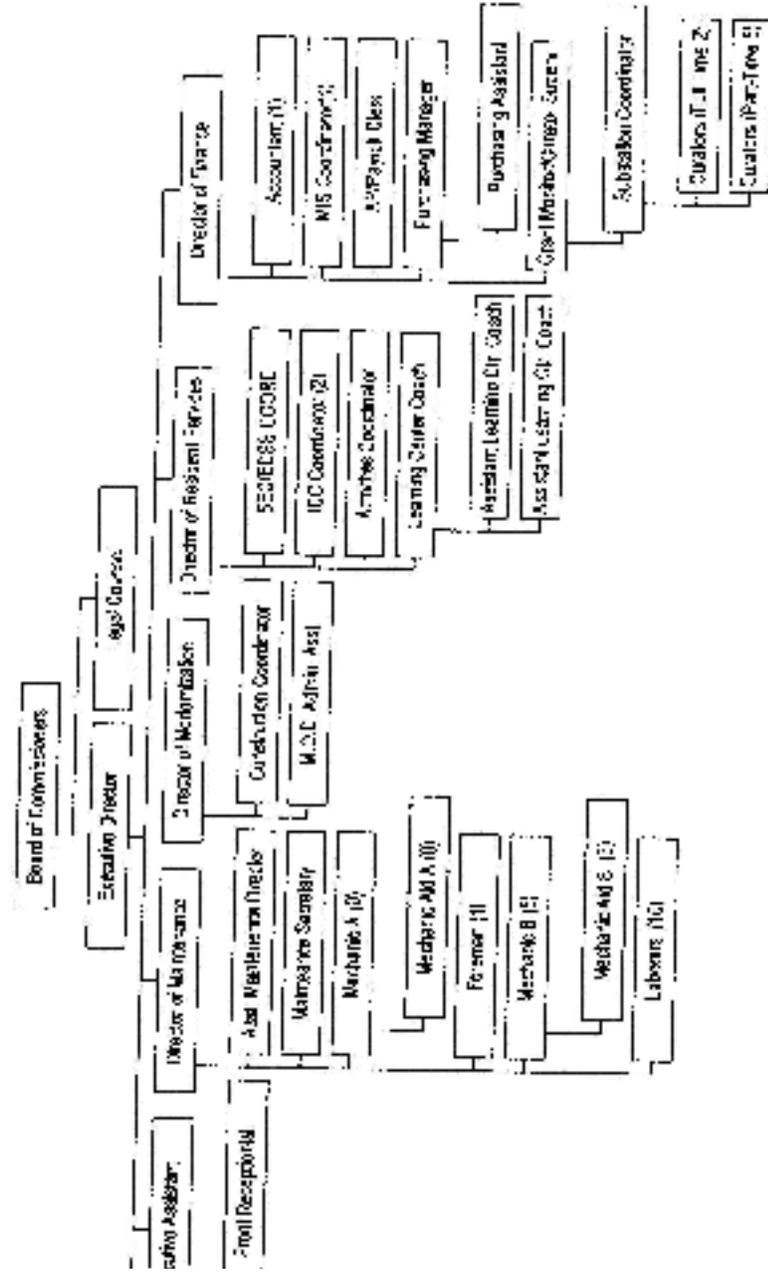
HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX

**SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS
FOR THE YEAR ENDED JUNE 30, 2008**

| | <u>CFDA #</u> | <u>FEDERAL EXPENDITURES</u> |
|---|---------------|---------------------------------|
| U.S. Department of Housing and Urban Development: | | |
| Low Rent Public Housing Subsidy | | |
| Operating | 14.850(a) | \$ 3,755,471 |
| Demolition and Revitalization of Severely Distressed Housing | 14.866 | 132,688 |
| Housing Choice Vouchers | 14.871 | 8,700,002 |
| Housing Choice Vouchers-Disaster Voucher Program | 14.871 | 118,774 |
| Disaster Housing Assistance Program | 97.109 | 848,636 |
| ROSS - Family and Home Ownership Program | 14.870 | 68,916 |
| ROSS - Network Neighborhood | 14.875 | 65,075 |
| Capital Fund Program | 14.852 | <u>2,671,702</u> |
| | | 16,361,264 |
| | | |
| Passed Through Texas Department of Family and Protective Services | | |
| US Department of Health and Human Services | 93.556 | <u>228,708</u> |
| (Title IV-B, subpart 2, Promoting Safe and Stable Families) | | |
| TOTAL EXPENDITURES OF FEDERAL AWARDS | | <u>\$ 16,589,972</u> |
| | | |
| STATE AWARDS | | |
| Texas Department of Family and Protective Services | | |
| (Title IV-B, subpart 2, Promoting Safe and Stable Families) | | <u>\$ 252,930</u> |

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS
FOR THE YEAR ENDED JUNE 30, 2008**

Appendix A Weston Housing Authority – Organizational Chart



Resident Advisory Board Meetings

Friday February 5, 2010 at 2:00 pm

Friday March 19, 2010 at 12:00 pm

Resident Comments/Concerns:

GHA staff opened the meetings by discussing the Executive Summary, explaining the purpose of the agency plan and the resident's role in the process.

Residents asked questions regarding the redevelopment of the public housing sites as well as sites for more elderly units. Specific questions were asked about the Oaks IV site.

Residents were concerned with the lack of Spanish materials and signs for non-English speaking residents. They requested that policies and procedures as well as signs be posted in English as well as Spanish.

Residents inquired about the timeline for construction at Gulf Breeze.

Resident Membership of the PHA Governing Board

Each PHA must provide the (1) name, (2) method of selection, and (3) term of appointment for the Resident Member of the PHA Governing Board.

Galveston Housing Authority Resident Board Member:

- (1) Suzanne Choate
- (2) Appointed by the Mayor
- (3) Term – 7/1/08-6/30/10

Membership of the Resident Advisory Board (RAB)

The PHA must provide an attachment listing the members of its Resident Advisory Board.

- EwRonda Eldridge
- Nancy Lee Woods
- Rosalie Jones
- Gino Hauger
- Lou Williams
- Mynece Jackson

GHA'S PET POLICY

This chapter establishes the GHA's policies and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

A. Management Approval of Pets

All pets must be approved in advance by the GHA management.

The pet owner must submit and enter into a "Pet Agreement" with the GHA.

The pet owner must attend a pet ownership orientation session prior to GHA Management approval of a pet.

Registration of Pets

Pets must be registered with the GHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free. Dogs and cats must be spayed or neutered.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination. Execution of a Pet Agreement with the GHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Refusal to Register Pets

The GHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the GHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The GHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The GHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease;

The pet is a dangerous dog, which is defined as a dog that has a history of violent, unprovoked attacks on persons that could cause bodily injury including but not limited too; German Shepherd, Pit Bull Terrier, Mastiff, Doberman Pinscher, Chow, Boxer breeds, or Rottweiler.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the GHA and agree to abide by all of the pet rules in writing.

B. Standards for Pets

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to the GHA's pet policies [24 CFR 5.303; 960.705].

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability.

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, the GHA will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If the GHA determines that no such accommodation can be made, the GHA may withdraw the approval of a particular assistance animal.

Persons with Disabilities

To be excluded from the pet policy, the resident/pet owner must verify:

*That there is a person with disabilities in the household;

*That the animal has been trained to assist with the specified disability; and

| *That the animal actually assists the person with the disability.

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one *type* of pet.

1. Dogs

Maximum number: 1

Maximum adult weight: 15 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

Maximum number: 1

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

Maximum number: 1

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size: 10 gallons. Must be maintained on an approved stand

5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: 1

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

6. Turtles

Maximum number: 1

Must be enclosed in an acceptable cage or container at all times.

C. Pets Temporarily on the Premises

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

D. Designation of NO-PET Areas

The following areas are designated no-pet areas:

All common areas that are not entrances and exits; these include common open spaces, community centers, playgrounds, and management offices. Additionally, pets may not be kept in accommodations outside of unit

E. Additional Fees and Deposits for Pets

Tenants with animals must pay a pet deposit in the amount of \$300.00; \$100.00 of which is non-refundable.

An initial payment of \$200.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$50.00 until the specified deposit has been paid.

The GHA reserves the right to change or increase the required deposit by amendment to these rules after appropriate notification to GHA residents.

The GHA will return the refundable portion of the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or move-out of the owner from the unit. Such deposits will be returned in accordance with state law which is within 30 days of either occurrence.

The GHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit.

All reasonable expenses incurred by the GHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- *The cost of repairs and replacements from pet damage to the resident's dwelling unit; or other areas of complex;
- *Fumigation of the dwelling unit including but not limited to de-fleaing or deodorizing;
- *Common areas of the project.

Pet deposits are not a part of rent payable by the resident.

F. Alterations to Unit

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

G. Pet Waste Removal Charge

A separate pet waste removal charge of \$15.00 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the GHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

The cost of repairs and replacements to the dwelling unit;

Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit.

The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

H. Pet Area Restrictions

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried. Pets must remain under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

I. Noise

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

J. Cleanliness Requirements

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Any unit occupied by a dog, cat, or rodent will be fumigated at the time the unit is vacated.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. Pet Care

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

L. Responsible Parties

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

M. Inspections

The GHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

N. Pet Rule Violation Notice

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has 10 calendar days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation unless the violation is an emergency as defined in Section R., "Emergencies," listed below;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

O. Notice for Pet Removal

If the resident/pet owner and the GHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the GHA, the GHA may serve notice to remove the pet.

The notice shall contain:

*A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;

*The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice; and

*A statement notifying that the failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. Termination of Tenancy

The GHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Q. Pet Removal

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the resident/pet owner.

This includes pets that are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the GHA after reasonable efforts cannot contact the responsible party, the GHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

In some circumstances, GHA may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. The GHA can do this if, in the housing authority's sole judgment, the pet owner has:

*Abandoned the animal;

*Left the animal in the dwelling unit for an extended period of time without food or water;

*Failed to care for a sick animal

*Violated the GHA Pet Policy; or

*Let the animal defecate or urinate where it is not supposed to

R. Emergencies

The GHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health, safety, or peaceful enjoyment of the property by others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the GHA to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

XVI. Relocations

When GHA intends to rehabilitate a development(s) and rehabilitation activities will require residents to move temporarily or permanently, a relocation plan will be developed in cooperation with the affected residents per the standards of the Uniform Relocation Act of 1970 (URA) {49 CFR Part 24}. The plan will dictate preferences to which residents will be entitled, such as their rights to housing choices, advisory services, and moving expenses.

Such preferences may affect the order of selection for applicants and transferees. The relocation plan will therefore serve as an amendment to this policy based on the specificities of the situation.

Section 8 Homeownership Program Capacity Statement

The Galveston Housing Authority is employing the following provision in the administration of the Section 8 Homeownership Program:

- 1) Establish a minimum homeowner downpayment requirement of at least three percent and require that at least one percent of the downpayment come from the family's resources

Therefore, per HUD, the GHA has the capacity to administer the Section 8 Homeownership Program.

Deconcentration of Poverty and Income-Mixing

The GHA's admission policy is designed to provide for the deconcentration of poverty and income-mixing by bringing higher income tenants into lower-income projects and lower-income tenants into higher-income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping one family over another on the waiting list specifically to reach lower or higher income targets is not considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The GHA will gather data and analyze the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the GHA's deconcentration efforts. The GHA will do this at least annually.

The GHA will use the gathered information regarding tenant incomes for its assessment of its public housing developments. It will use this assessment to determine the appropriate designation to be assigned to the project for the purpose of assisting the GHA in its deconcentration goals.

If the GHA's annual review of tenant incomes indicates that there has been a significant change to the tenant income characteristics of a particular project, the GHA will evaluate the changes to determine whether—based on the GHA methodology of choice—the project needs to be re-designated as a higher or lower income project; or whether the GHA has met the deconcentration goals and thus the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of the GHA do not impose specific quotas. Therefore, the GHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The GHA's income-mixing goal is a long-term goal and may not be achieved during the first year of implementation. The GHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the GHA.

The GHA's income-mixing goal, in conjunction with the requirement to target at least 40 % of new admissions to public housing in each fiscal year to "extremely low-income families", will be to achieve the following occupancy percentages:

The following lower-income developments are where the GHA's goal is to increase higher income families:

- TX017001 Oleander Homes Family Development 5228 Broadway Avenue
- TX017003 Magnolia Homes Family Development 1601 Strand

- TX017004 Cedar Terrace Family Development 2914 Ball Avenue
- TX017006 Palm Terrace Family Development 4400 Avenue I

The GHA will add additional sites to its deconcentration goals each year until it has met its desired goal for all of its developments.

Project Designation Methodology

The GHA will determine and compare tenant incomes at the developments listed in this chapter, and the incomes of census tracts in which the developments are located.

Upon analyzing its findings the GHA will apply the policies, measures and incentives listed in this chapter to bring higher income families into lower income developments and lower income families into higher income developments.

The GHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.

Families having "lower incomes" include very-low income and extremely low-income families. When it selects applicant families and assigns transfers for a designated project, the GHA will determine whether the selection of the family will contribute to the GHA's deconcentration goals.

The GHA will not select families for a particular project if the selection will have a negative effect on the GHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.