

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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**1.0 PHA Information**  
 PHA Name: Port Arthur Housing Authority PHA Code: TX034  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 365 Number of HCV units: 2620

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 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 for the next five years:

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.

Executive Summary

The Port Arthur Housing Authority (PAHA) has developed a Five-Year/Annual Plan in consultation with its residents, to meet low-income housing needs and to provide programs and services. This document presents these results of measuring goals and objectives for a better quality of life for public housing residents in Port Arthur, Texas.

The PAHA Five-Year Plan for Fiscal year 2005-2009 general scope of work can be described as the overall mission of the authority: to ensure the provision of affordable housing opportunities to include communities for lower-income households.

Port Arthur Housing Authority experienced a major twist to the initial five-year scope of work due to a natural disaster, Hurricane Rita. As a result of the hurricane the PHA was forced to re-strategize on the scope of needs for the public housing families and other families affected by the disaster.

Given the type, quality, and affordability of the local housing stock, PAHA residents rely on the housing authority to subsidize their housing costs and provide low cost housing options. Because of the limited income, these residents look to PAHA for a decent place to live at a rent they can afford. PAHA also provides facilities and other resources to public and private agencies offering residents supportive services, health care, education, child development, employment, public assistance and counseling.

**5.1**

Over the next few years the Port Arthur Housing Authority will work diligently to replace its public housing stock and build new units to re-house the families who lost their living quarters as a result of Hurricane Rita.

The Port Arthur Housing Authority will continue with its goal to increase participation in its Section 8 Homeownership Voucher Program.

Major initiatives with this plan include steps to move forward in developing mixed financing for affordable housing by demolishing, rebuilding and otherwise increase the availability of decent, safe and sanitary housing for the poor. With this submittal the PAHA is planning build 100 single family homes as Section 8 Voucher Project Based.

The fiscal year 2009 PHA Plan is hereby amended to include the following initiatives the Port Arthur Housing Authority is now able to address. PAHA was awarded an additional Capital Funds grant under the American Reinvestment and Recovery Act (ARRA) Stimulus Grant by the Department of Housing and Urban Development. The ARRA Stimulus Grand funds will serve to address the following provisions.

- 1) Development of a learning center with educational and recreational facilities that will provide services to residents of the newly developed public housing referred to at this date as "Gulf Breeze" through ARRA funding.
- 2) Development of a Multipurpose center in the downtown area that will provide for a variety of services to our Public Housing and Section 8 Housing Choice Voucher clients, along with services under the Disaster Housing Assistance Program (DHAP). These services will range from management, administrative, and maintenance to homeownership counseling. This multipurpose center will include educational and recreational facilities.

This "Center" will act as an anchor to the planned redevelopment, in partnership with the City of Port Arthur, of the inner City where the Housing Authority will act as a catalyst in developing affordable mixed income housing. It will include the development of multi-family, quadraplex, duplex and single-family homes.

Funding for these initiatives may come from a variety of sources: the Port Arthur Housing Authority, the City, the City's Economic Development Commission, Regional Planning Commission, the State, Federal and private resources.

**5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

### **PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

### **PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management:
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

### **PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists
- Convert public housing to vouchers

### **PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments

5.2

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups
- Other (list below)

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5:

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

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6:

- 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

## 6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Port Arthur Housing Authority.  
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

<u>  X  </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
<u>  X  </u>	903.7(2) Financial Resources
<u>  N/C  </u>	903.7(3) Rent Determination
<u>  X  </u>	903.7(4) Operation and Management
<u>  X  </u>	903.7(5) Grievance Procedures
<u>  X  </u>	903.7(6) Designated Housing for Elderly and Disabled Families
<u>  X  </u>	903.7(7) Community Service and Self-Sufficiency
<u>  X  </u>	903.7(8) Safety and Crime Prevention
<u>  N/C  </u>	903.7(9) Pets
<u>  X  </u>	903.7(10) Civil Rights Certification
<u>  X  </u>	903.7(11) Fiscal Year Audit
<u>  X  </u>	903.7(12) Asset Management
<u>  N/C  </u>	903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:

- Administrative Office  
920 De Queen Blvd., Room 2003  
Port Arthur, Texas 77640

## 6.0 PHA Plan Elements

### 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

#### A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

##### (1) Eligibility

The Port Arthur Housing Authority verifies eligibility for admission to public housing when families name is near the top of the waiting list.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

##### (2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

##### (3) Preferences

The PHA does not 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 the median area income.

6.0

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>4</u>	- Victims of domestic violence
<u>1</u>	- Homelessness or at risk of becoming homeless
<u>3</u>	- Working families and those unable to work because of age or disability
<u>2</u>	- Veterans and veterans' families

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Port Arthur Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 920 De Queen Blvd., Room 2003, Port Arthur, Texas.

The Port Arthur Housing Authority does not plan to operate any site-based waiting lists.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy

- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At any time family composition changes

(7) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does not have any general occupancy public housing developments covered by the deconcentration rule.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity, more extensively than required by law or regulation
- Domestic Violence - The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.
- First American Registry

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Last known address and last known landlord information

(2) Waiting List Organization

The Port Arthur Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

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Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- Family can provide proof of search
- Dependent upon housing market availability (Area is recuperating from Hurricane Rita and struggling due to economic expansion of local industry and a surge of families moving into the area seeking employment).
- Illness or hospitalization of voucher holder

(4) Preferences

The PHA does not 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>4</u>	- Victims of domestic violence
<u>1</u>	- Homelessness or at risk of becoming homeless
<u>3</u>	- Working families and those unable to work because of age or disability
<u>2</u>	- Veterans and veterans' families

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs *N/A*

**6.0** 903.7(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	1,653,424.00	
b) Public Housing Capital Fund	338,717.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,043,826.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>Replacement Housing (RHF)</b>	230,865.00	Replacement housing
<b>2. Prior Year Federal Grants (unobligated funds only) (list below) (as of 3/31/10)</b>		
2009 Capital Fund Grant	582,663.00	Public housing capital improvements
2008 Capital Fund Grant	582,663.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>	143,000.00	Public housing operations
<b>4. Other income (list below)</b>		
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>17,575,158.00</b>	

**6.0** 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

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

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
- c. The family would be evicted as a result of imposing the minimum rent requirement;
- d. There has been a death in the family; or
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
- a. Rent may be suspended, during the ninety (90) day period

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beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.

b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.

c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.

d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.

3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.

4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- For the earned income of a previously unemployed household member
- For increases in earned income

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase

## g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- At or above 90% but below 100% of FMR

If the payment standard is lower than FMR, why has the PHA selected this standard?

- Raising Payment Standards would cause the Housing Authority budget deficits.

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
  - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
  - b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;

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- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
  - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
  - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
  - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
  - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

## 903.7(4) Operation and Management

### (1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Executive Secretary/Personnel Assistant

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Director of Property Services – assists the Executive Director with the day-to-day management and operation of the public housing programs and supervises the following staff:

- Housing Managers (2)
- Housing Clerks (2)
- Occupancy Specialist (2)
- Maintenance Mechanic A (2)
- Maintenance Mechanic B (2)
- Laborers (2)
- Helpers (2)

Section 8 Director – assists the Executive Director with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- Section 8 Assistant
- Housing Counselors (6)
- Part-time Counselor
- Inspector (2)
- Client/Family Services – Coordinates DHAP Program
- Receptionist
- Admissions Clerk

Director of Finance – assists the Executive Director in maintaining the Agency financially solvent, oversees all financial and procurement functions and supervises the following staff:

- HAP Clerk
- Accounting Clerk
- Accountant

b. HUD Programs Under PHA Management

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	302	50
Section 8 Vouchers	2120	180
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually) DHAP Katrina/Rita	30	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A
Katrina/Rita – DHAP	82	82
Ike	1118	1118

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency’s rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

## Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Records Retention Policy
- Resident Initiatives Policy
- Security Policy
- Community Service Policy
- EIV Security Policy
- Fraud Policy
- Collection Policy
- Personnel Policy \*
- Investments Policy
- Pest Infestation Policy
- Pet Policy \*
- Tenant Charges
- Disposition Policy
- Capitalization Policy
- Procurement Policy\*\*
- Capital Funds Stimulus Grant Procurement Policy\*\*
- Accident, Prevention & Safety Plan

\* The Port Arthur Housing Authority is in the process of updating its Personnel Policy to include a policy section to permit for random drug testing of Authority employee and some other minor updates. In addition, we are preparing a writer to the public housing dwelling lease to add policy language in relation to the scattered sites. The Pet Policy is also in the process of being update to include policy language in relation to the scattered sites.

\*\* The Procurement Policy has been updated to ensure compliance with the latest HUD Procurement Handbook. In addition, we have also developed a Capital Funds Stimulus Grant Procurement Policy to amend our Agency Procurement Policy.

## Section 8 Management:

- Section 8 Administrative Plan
- Section 8 Homeownership Plan

## 6.0 903.7(5) Grievance Procedures

### A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

### B. Section 8 Tenant-Based Assistance

The PHA has not 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.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

## 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not 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 not 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.

## 903.7(7) Community Service and Self-Sufficiency

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

1. 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.)

The agreement was signed on 04/23/2001.

2. Other coordination efforts between the PHA and TANF agency include:
  - 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

B. Services and programs offered to residents and participants by the Port Arthur Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide any policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

(2) Family Self Sufficiency programs N/A

C. Welfare Benefit Reductions

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:

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

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

**Description of the Community Service Plan**

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

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

**Administrative Steps Taken To Implement The Requirement**

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

**Programmatic Aspects Of The Requirements**

Activities that the residents can participate in and receive community service credit are Reading Mentors, Library Assistant, Salvation Army Store Clerk or clothes or other items Sorter, Office filing, assisting with Kids after school and homework Helper. The following agencies assist the residents in accomplishing their community service, Independent School District, Salvation Army, Boys and Girls Clubs, YMCA and the City and School Libraries. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report:

Number of tenants required to perform community service: 74

Number of tenants performing community service: 33

Number of tenants granted exemptions: 96

Number of tenants in non-compliance: 41

Number of tenants terminated/evicted due to non-compliance: -0-

### 903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
  - 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
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
  - 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
  - Sparta Report
3. Developments that are most affected:
  - Carver Terrace

6.0

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

1. List of crime prevention activities:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program

2. Developments that are most affected:

- Carver Terrace

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

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

2. Developments that are most affected:

- Carver Terrace

#### 903.7(9) Pets

1. Residents shall not be denied housing in public housing because they own pets if they meet the regulations of the housing authority concerning pet ownership.
2. Residents must pay a pet deposit of \$200.00 per pet that may be refunded if the apartment is left in good condition and no damages to carpet, walls, floor, etc.
3. When walked on grounds, residents must clean up after their pets.
4. A litter box must be provided for cats. Box must be cleaned daily and litter granules wrapped and disposed of in a plastic bag and placed in dumpster.
5. Pets should be of small stature, weighing no more than 15 pounds.

6.0

6. Certificates from veterinarian each year, certifying pets are in good health and have had all necessary shots and/or vaccinations, must be presented to the Housing Authority office.
7. Certificates that show pets are licensed for the city of Port Arthur must be brought to the office to be put on file.
8. Pets shall be kept on leash at all times when not in own apartment.
9. If pets disturb other residents by barking, scratching, whining or other unusual noises or threatening behavior, the tenant owning the pets will be asked to get rid of the pets or vacate the apartment.
10. Pets will be kept free from fleas, ticks or other vermin.
11. Pets will not be allowed in the front lobby area, recreations rooms or laundry rooms, and must be in owner's arms going to and from the building.
12. Only two pets per family, either dogs or cats.
13. Residents must be physically able to take care of pets.
14. Pets must be neutered or spayed.
15. Visitor's pets will not be allowed.
16. Residents with pets must maintain sanitary conditions in their apartment.

#### 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;

6.0

- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

#### 903.7(11) Fiscal Year Audit

The PHA is 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)).

The most recent fiscal audit has not been submitted to HUD.

There were some findings as the result of that audit.

All findings have been resolved.

6.0 903.7(12) Asset Management *NOT APPLICABLE*

903.7(13) Violence Against Women Act (VAWA)

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

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

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. Among these are the local Police Department, the Port Arthur Chamber of Commerce, and the Department of Human Services.

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

The PHA efforts may include to:

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

Port Arthur Housing Authority provided notification as required after the Act was established. Notification is provided at recertification briefing via discussion and flyers.

PAHA developed procedures for the staff to assist the victims. All staff has been trained on these procedures and specifically on the required confidentiality issues imposed by VAWA.

<b>6.0</b>	<p>PAHA is providing a preference in the Public Housing and Section 8 HCV programs for victims of domestic violence.</p> <p>Finally, PAHA is permitting the transfer and portability of a family who is a victim of domestic violence provided the family can provide documentation of the abuse.</p> <p><b>Section 6.0 b</b></p> <p>Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.</p> <ul style="list-style-type: none"> <li>▪ Main Administrative Office 920 De Queen Blvd., Room 2003 Port Arthur, Texas 77640</li> </ul>
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<b>7.0</b>	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>a. HOPE VI or Mixed Finance Modernization or Development</b></p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will be engaging in mixed-finance development activities for public housing in the Plan year.</p> <ul style="list-style-type: none"> <li>▪ HUD has approved the demolition of Gulf Breeze and the Housing Authority obtained funding for replacement of 86 units. Replacement of the other 66 units may be under the mixed finance development method. Likewise, other needed Public Housing replacements is expected to be using mixed finance method. This includes replacement for the possible demolition/disposition of TX034-001, 003 007.</li> </ul> <p>The PHA will be conducting other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <ul style="list-style-type: none"> <li>▪ PAHA will replace all public housing units lost from the inventory on a one-to-one basis with priority to using the HUD mixed finance development method and other development methods. The Housing Authority will use Replacement Housing Factor (RHF) funds and the Capital Fund as necessary.</li> </ul>
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**7.0 b. Demolition and/or Disposition**

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Carver Terrace/Lincoln Square</b> 1b. Development (project) number: <b>TX034000001</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned</b> for submission: <b><u>02/2010</u></b>
5. Number of units affected: <b>204</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development <b>plus 2 Non-Dwelling Buildings</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>10/01/10</b> b. Projected end date of activity: <b>11/01/11</b>

**c. Conversion of Public Housing**

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

**d. Homeownership**

**1. Public Housing**

The PHA does not administer any homeownership programs for public housing.

**2. Section 8 Tenant Based Assistance**

The PHA does plan to administer a homeownership programs for section 8.

Program Description:

The PHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

<b>7.0</b>	<ul style="list-style-type: none"> <li>▪ Targeted first to FSS participants, then to other Section 8 recipients.</li> </ul> <p><b>e. Project-based Vouchers</b></p> <p>The PHA is currently operating or intends to operate a Section 8 Project Based Voucher Program.</p> <p>Projected number of units: Up to 20% of budget authority base line units as allowed by HUD</p> <p>General location(s) (eligible census tracts or areas within eligible census tracts): Throughout City of Port Arthur and ETJ.</p> <p>How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.</p> <ul style="list-style-type: none"> <li>▪ Enhance development of affordable housing, enhance rehabilitation of existing housing of affordable housing, and enhance opportunity for Voucher holder to occupy mixed income developments.</li> </ul>
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<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> <li>▪ 2010 Capital Fund Program Annual Statement - attachment tx034a01</li> <li>▪ 2009 Performance and Evaluation Report – attachment tx034c01</li> <li>▪ 2009 ARRA Performance and Evaluation Report – attachment tx034d01</li> <li>▪ 2008 Performance and Evaluation Report - attachment tx034e01</li> <li>▪ 2007 Performance and Evaluation Report - attachment tx034f01</li> <li>▪ 2006 Performance and Evaluation Report – attachment tx034g01</li> <li>▪ 2005 Performance and Evaluation Report – attachment tx034h01</li> <li>▪ 2010 RHF Performance and Evaluation Report – attachment tx034i01</li> </ul>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> <li>▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx034b01</li> </ul>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b> <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**9.0 Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.

Our housing needs increase as reflected by our rapid increase of individuals on out waiting list.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	646		79
Extremely low income <=30% AMI	643	99%	
Very low income (>30% but <=50% AMI)	2		
Low income (>50% but <80% AMI)	1		
Families with children	197	31%	
Elderly families	24	4%	
Families with Disabilities	0	0	
White	65	10%	
Black/African American	490	76%	
American Indian/Alaska Native	0	0	
Asian	15	3%	
Native Hawaiian/Other Pacific Islander	12	2%	
Hispanic	61	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	449	70%	
2 BR	149	23%	
3 BR	48	7%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	744		
Extremely low income <=30% AMI	734	99%	
Very low income (>30% but <=50% AMI)	8	1%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	701	95%	
Elderly families	43	6%	
Families with Disabilities	9	2%	
White	92	13%	
Black/African American	605	82%	
American Indian/Alaska Native	3	1%	
Asian	43	6%	
Native Hawaiian/Other Pacific Islander	1	1%	
Hispanic	51	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Katrina/Rita			

**9.1**

**Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**Strategies**

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

**PHA shall maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- 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

**PHA shall increase the number of affordable housing units by:**

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

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

**PHA shall target available assistance to families at or below 30 % of AMI**

- Adopt rent policies to support and encourage work
- Employ admission preference aimed at individuals and/or families who are homeless or at risk of becoming homeless

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

**PHA shall target available assistance to families at or below 50% of AMI**

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

9.1

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

**PHA shall target available assistance to the elderly:**

- Apply for special-purpose vouchers targeted to the elderly, should they become available

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

**PHA shall target available assistance to Families with Disabilities:**

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Employ admission preference aimed at individuals and/or families who are homeless or at risk of becoming homeless
- Include units to target families with disabilities when constructing the new units. All new units being built by the Housing Authority include 5% of the units for physically disabled renters and 2% of the units for sight and hearing impaired renters.

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

**PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

**PHA shall conduct activities to affirmatively further fair housing**

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

**Reason for Selecting Strategies**

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- 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

**10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

**(a) Progress in Meeting Mission and Goals**

Below are the Goals and objectives identified by the PHA in our FY 2008 PHA Plan and the progress made on the each goal and objective.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities: *PHA demolished 152 public housing units, has funding to replace 86 public housing units and plans to replace the remaining 66 public housing units.*

Acquire or build units or developments

**Progress Statement:** Additional vouchers provided. Lakeview Palma (formerly known as Gulf Breeze) is completed. We have full and immediate occupancy. With Katrina/Rita funding we were able to construct 350 units. 250 townhouses 100SF homes.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) *79 in 2004*

Improve voucher management: (SEMAP score) *100 in 2004*

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing: *PHA will demolish Gulfbreeze (TX034-00002) and make application for demolition/disposition of Carver Terrace (TX034-00001 & 3 and TX031-007)*

Provide replacement public housing: *PHA will replace all public housing units lost through HUD approved demolition/disposition and apply for Replacement Housing Factor funds.*

**Progress Statement:** We continue to review income statements. We purchased handheld electronic inspection devices. Moving to electronic filing.

10.0

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards: *As needed*
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

**Progress Statement:** We continued providing mobility counseling as needed. Increased to 110% payment standard. Implemented a homeownership program. We have constructed 3 homes and have an agreement with the city to construct 8 more homes.

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Other: (list below)
  - *Increase Homeownership opportunities.*
  - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

**Progress Statement:** Constructed tax credit and disaster funded housing. We have partnered with the City to construct 8 single family homes to increase homeownership. Amended Section 8 Administrative Plan to give weight to Katrina/Rita victims as a priority.

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

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

Objectives:

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

10.0



Other: (list below)

- *Increase homeownership*
- *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

**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:

**(b) Significant Amendment and Substantial Deviation/Modification**

**Substantial Deviations from the 5-Year Plan**

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

**Significant Amendments or Modification to the Annual Plan**

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency\* work items over \$275,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

<b>10.0</b>	<p>This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statues.</p> <p>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</p> <hr/> <p>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</p> <p><b>(c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. <i>N/A</i></b></p>
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**11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Provided as attachment tx034j01

(g) Challenged Elements – NO ELEMENTS CHALLENGED

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments tx034a01, tx034c01, tx034d01, tx034e01, tx034f01, tx034g01, tx034h01 and tx034i01.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided as attachment tx034b01

Attachment: TX034a01  
 Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>City of Port Arthur Housing Authority</b>		Grant Type and Number: <b>TX24P034501-10</b>		FFY of Grant: <b>2010</b>	
Capital Fund Program No: <b>TX24P034501-10</b>		Replacement Housing Factor Grant No:		FFY of Grant Approval: <b>2010</b>	
Date of CFFP:		Original		Total Actual Cost 1	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report		Expended	
Line No.	Summary by Development Account	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	33,800.00			
3	1408 Management Improvements	67,600.00			
4	1410 Administration	33,800.00			
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	13,000.00			
8	1440 Site Acquisition	50,000.00			
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	70,517.00			
11	1465.1 Dwelling Equipment-Nonexpendable	20,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	35,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**  
 Grant Type and Number: **TX24P034501-10**  
 Capital Fund Program No:  
 Replacement Housing Factor Grant No:  
 Date of CFFP:

No.	Description	Performance and Evaluation Report for Period Ending:		Obligated	Expended
		Original	Revised 2		
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$338,717.00</b>			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/3 / 10/10			

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
 4 RHF funds shall be included here.

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		TX24P034501-10		FFFP (Yes/No)		No		Federal FFY of Grant:		2010	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Funds Obligated 2		Funds Expended 2		Status of Work	
				Date of CFFP:											
PHA-WIDE	Operations			1408				33,800.00							
								33,800.00							
PHA-WIDE	Computer Software			1408				5,000.00							
	Security Guards			1408				48,600.00							
	Staff Training			1408				4,000.00							
	Vacancy Reduction			1408				0.00							
	Security Coordinator			1408				10,000.00							
								67,600.00							
PHA-WIDE	Administration			1410				33,800.00							
								33,800.00							
PHA-WIDE	Audit			1411				5,000.00							
								5,000.00							
PHA-WIDE	Architects and Engineering			1430				13,000.00							
								13,000.00							
PHA-WIDE	Site Acquisition			1440				50,000.00							
								50,000.00							
PHA-WIDE	Fence/Landscape/Pavement and Playground			1450				10,000.00							
								10,000.00							
								10,000.00							



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

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

**Attachment: tx034b01**

Expires: 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
<b>City of Port Arthur Housing Authority - TX034</b>		<b>Port Arthur /Jefferson County/Texas</b>				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	<b>HA-Wide PIC TX034000001 &amp; 002</b>					
B.	Physical Improvements	Annual	-	-	-	-
	Subtotal	Statement	158,517.00	131,000.00	156,000.00	159,517.00
C.	Management Improvements		67,600.00	67,600.00	67,600.00	67,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
			35,000.00	40,000.00	35,000.00	34,000.00
E.	Administration		33,800.00	33,800.00	33,800.00	33,800.00
F.	Other		10,000.00	10,000.00	10,000.00	10,000.00
G.	Operations		33,800.00	33,800.00	33,800.00	33,800.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	22,517.00	2,517.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			-	-	-	-
K.	Total CFP Funds		<b>\$338,717.00</b>	<b>\$338,717.00</b>	<b>\$338,717.00</b>	<b>\$338,717.00</b>
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		<b>\$338,717.00</b>	<b>\$338,717.00</b>	<b>\$338,717.00</b>	<b>\$338,717.00</b>





Capital Fund Program Five-Year Action Plan

S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	<b>TX034-001 - HA-WIDE</b>		<b>TX034-001 - HA-WIDE</b>	
Annual Statement	<b>Operations:</b>	33,800.00	<b>Operations:</b>	33,800.00
	<b>Management Improvements:</b>		<b>Management Improvements:</b>	
	Computer Software	5,000.00	Computer Software	5,000.00
	Security Guards	48,600.00	Security Guards	48,600.00
	Staff Training	4,000.00	Staff Training	4,000.00
	Vacancy Reduction	0.00	Vacancy Reduction	0.00
	Security Coordinator	10,000.00	Security Coordinator	10,000.00
	<b>Administration:</b>	33,800.00	<b>Administration:</b>	33,800.00
			<b>Fees and Costs:</b>	
			Architects and Engineering	10,000.00
	<b>Fees and Costs:</b>		<b>Non-Dwelling Equipment:</b>	
	Architects and Engineering	10,000.00	Maintenance Vehicles/Man Lift/Excavator/ Tractor/Trailer	18,000.00
	<b>Non-Dwelling Equipment:</b>		Tractor/Trailer	-
	Maintenance Vehicles/Man Lift/Excavator/ Tractor/Trailer	15,000.00	Computers/Office Furniture/Equipment	18,000.00
	Tractor/Trailer	-	Maintenance Equipment/Tools/Signs	4,000.00
	Computers/Office Furniture/Equipment	17,000.00		
	Maintenance Equipment/Tools/Signs	3,000.00		
	<b>Subtotal</b>	<b>\$180,200.00</b>	<b>Subtotal</b>	<b>\$185,200.00</b>



Attachment: tx034c01

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		City of Port Arthur Housing Authority		Grant Type and Number: Capital Fund Program No: TX24P034501-09		FFY of Grant: 2009	
PHA Name:		Replacement Housing Factor Grant No:		Revised Annual Statement (revision no: 1 )		FFY of Grant Approval: 2009	
Date of CFPF:		Date of CFPF:		Final Performance and Evaluation Report			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost 1	
Line No.		Original	Revised 2	Obligated	Expended		
1	Total Non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	57,000.00	57,000.00		0.00		0.00
3	1408 Management Improvements	114,000.00	114,000.00		0.00		0.00
4	1410 Administration	57,000.00	57,000.00		0.00		0.00
5	1411 Audit	8,000.00	8,000.00		0.00		0.00
6	1415 Liquidated Damages	0.00	0.00		0.00		0.00
7	1430 Fees and Costs	25,000.00	25,000.00		0.00		0.00
8	1440 Site Acquisition	0.00	0.00		0.00		0.00
9	1450 Site Improvement	20,000.00	20,000.00		0.00		0.00
10	1460 Dwelling Structures	122,191.00	172,191.00		0.00		0.00
11	1465.1 Dwelling Equipment-Nonexpendable	20,000.00	20,000.00		0.00		0.00
12	1470 Nondwelling Structures	10,000.00	10,000.00		0.00		0.00
13	1475 Nondwelling Equipment	40,000.00	90,000.00		0.00		0.00
14	1485 Demolition	100,000.00	0.00		0.00		0.00
15	1492 Moving to Work Demonstration	0.00	0.00		0.00		0.00
16	1495.1 Relocation Costs	0.00	0.00		0.00		0.00
17	1499 Development Activities 4	0.00	0.00		0.00		0.00

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHF funds shall be included here.

Part I: Summary		City of Port Arthur Housing Authority		Grant Type and Number: Capital Fund Program No: TX24P034501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input checked="" type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report		Original		Revised 2	
No.						Obligated	Expended
18a	1501	Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	0.00
18b	9000	Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	0.00
19	1502	Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	0.00
20		Amount of Annual Grant (sums of lines 2-19)	\$573,191.00	\$573,191.00	\$573,191.00	\$0.00	\$0.00
21		Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
22		Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	0.00
23		Amount of Line 20 Related to Security - Soft Costs	92,000.00	92,000.00	142,000.00	0.00	0.00
24		Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	0.00
25		Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	0.00
Signature of Executive Director			Signature of Public Housing Director			Date	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
- 4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

Part II: Supporting Pages										
PHA Name: City of Port Arthur Housing Authority										
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number: Capital Funds Program No. Replacement Housing Factor Grant No. Development Account No.	Quantity	Total Estimated Cost		CFFP (Yes/No):		Total Actual Cost	Federal FFY of Grant: 2009	Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2			
HA - Wide TX034	Operations:	1406		57,000.00	57,000.00	0.00	0.00			
	Subtotal 1406			\$57,000.00	\$57,000.00	\$0.00	\$0.00			
HA - Wide TX034	Management Improvements:	1408		13,000.00	13,000.00	0.00	0.00			
	Computer Software	1408		82,000.00	82,000.00	0.00	0.00			
	Security Guards	1408		7,000.00	7,000.00	0.00	0.00			
	Staff Training	1408		2,000.00	2,000.00	0.00	0.00			
	Vacancy Reduction	1408		10,000.00	10,000.00	0.00	0.00			
	Security Coordinator	1408		\$114,000.00	\$114,000.00	\$0.00	\$0.00			
	Subtotal 1408									
HA - Wide TX034	Administration:	1410		57,000.00	57,000.00	0.00	0.00			
	Subtotal 1410			\$57,000.00	\$57,000.00	\$0.00	\$0.00			
HA - Wide TX034	Audit: (CFP portion only)	1411		8,000.00	8,000.00	0.00	0.00			
	Subtotal 1411			\$8,000.00	\$8,000.00	\$0.00	\$0.00			
HA - Wide TX034	Fees and Costs:	1430		25,000.00	25,000.00	0.00	0.00			
	Architects, Engineering and Consultant	1430		\$25,000.00	\$25,000.00	\$0.00	\$0.00			
	Subtotal 1430									
	Page Total			\$261,000.00	\$261,000.00	\$0.00	\$0.00			

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		TX24P034501-09		CFFP (Yes/ No):		No		Federal FFY of Grant:		2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work							
					Original	Revised 1		Funds Obligated 2	Funds Expended 2						
<b>HA - Wide</b>	<b>Site Improvements:</b>														
TX034	Fence, Landscape, Pavement and Playground		1450		20,000.00	20,000.00	0.00	0.00	0.00	0.00					
	<b>Subtotal 1450</b>				<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>					
<b>HA - Wide</b>	<b>Dwelling Structures:</b>														
TX034	Lights		1460		6,000.00	6,000.00	0.00	0.00	0.00	0.00					
	Patio Cover and Mail Box		1460		40,000.00	40,000.00	0.00	0.00	0.00	0.00					
	Painting		1460		10,000.00	10,000.00	0.00	0.00	0.00	0.00					
	Gutters		1460		10,000.00	10,000.00	0.00	0.00	0.00	0.00					
	Carver Terrace, Scattered Sites Upgrade		1460		41,191.00	41,191.00	0.00	0.00	0.00	0.00					
	HVAC		1460		5,000.00	55,000.00	0.00	0.00	0.00	0.00					
	Water Heaters		1460		2,000.00	2,000.00	0.00	0.00	0.00	0.00					
	Rangehoods		1460		1,000.00	1,000.00	0.00	0.00	0.00	0.00					
	Ceiling Fans		1460		1,000.00	1,000.00	0.00	0.00	0.00	0.00					
	Blinds		1460		1,000.00	1,000.00	0.00	0.00	0.00	0.00					
	Electric Upgrades		1460		2,500.00	2,500.00	0.00	0.00	0.00	0.00					
	Plumbing Upgrades		1460		2,500.00	2,500.00	0.00	0.00	0.00	0.00					
	<b>Subtotal 1460</b>				<b>\$122,191.00</b>	<b>\$172,191.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>					
<b>HA - Wide</b>	<b>Dwelling Equipment:</b>														
TX034	Refrigerators/Ranges		1465.1		20,000.00	20,000.00	0.00	0.00	0.00	0.00					
	<b>Subtotal 1465.1</b>				<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>					
	<b>Page Total</b>				<b>\$162,191.00</b>	<b>\$212,191.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>					



**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**

Grant Type and Number: **TX2AS034501-09**  
 Capital Fund Program No:  
 Replacement Housing Factor Grant No:

FY of Grant: 2009  
 FY of Grant Approval: 2009

Original Annual Statement  Reserved for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 3/31/10  Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	50,000.00		0.00	0.00
8	1440 Site Acquisition	600,546.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	75,000.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

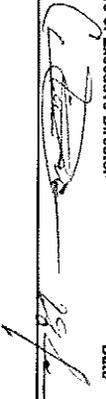
1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHF funds shall be included here.

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority** Grant Type and Number: **TX24S034501-09**  
 Capital Fund Program No: **TX24S034501-09**  
 Replacement Housing Factor Grant No: **TX24S034501-09**  
 Date of GFFP: \_\_\_\_\_

No.	Description	Original		Revised 2		Obligated	Expended
		Original	Revised 2	Original	Revised 2		
18a	Collateralization or Debt Service Paid by the PHA	0.00				0.00	0.00
18b	Collateralization or Debt Service paid Via System of Direct Payment	0.00				0.00	0.00
19	Contingency (may not exceed 8% of Line 20)	0.00				0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$725,546.00</b>				<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of Line 20 Related to LBP Activities	0.00				0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00				0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00				0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00				0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00				0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		12/12/2010					

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.



**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority** Grant Type and Number: **TX24P034501-08** FFY of Grant: 2008  
 Capital Fund Program No.: **TX24P034501-08** FFY of Grant Approval: 2008  
 Replacement Housing Factor Grant No: \_\_\_\_\_

Original Annual Statement  Reserved for Disasters/Emergencies  Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 3/31/10  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	57,000.00	57,000.00	57,000.00	57,000.00
3	1408 Management Improvements	114,000.00	114,000.00	109,975.45	102,395.90
4	1410 Administration	57,000.00	57,000.00	28,595.82	28,595.82
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	25,000.00	25,000.00	6,475.01	6,475.01
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	20,000.00	0.00	0.00
10	1460 Dwelling Structures	80,000.00	80,000.00	1,203.56	1,203.56
11	1465.1 Dwelling Equipment-Nonexpendable	20,000.00	20,000.00	8,242.68	0.00
12	1470 Nondwelling Structures	12,000.00	102,000.00	15,335.08	0.00
13	1475 Nondwelling Equipment	39,000.00	39,000.00	2,172.40	2,172.40
14	1485 Demolition	120,000.00	20,000.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	49,191.00	39,191.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**

Grant Type and Number: **TX24P034501-08**

Capital Fund Program No: **TX24P034501-08**

Replacement Housing Factor Grant No: **TX24P034501-08**

Date of GFPP: \_\_\_\_\_

No.	Description	Performance and Evaluation Report for Period Ending: 3/31/10		Obligated	Expended
		Original	Revised 2		
18a	Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$573,191.00</b>	<b>\$573,191.00</b>	<b>\$229,000.00</b>	<b>\$197,842.69</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	92,000.00	92,000.00	109,975.45	102,395.90
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		Capital Funds Program No.		Replacement Housing Factor Grant No.		TX24P034501-08		CFPP (Yes/No):		No		Federal FFY of Grant:		2008		Status of Work	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised 1	Funds Obligated 2	Total Actual Cost	Funds Expended 2													
HA - Wide	Operations:	1406		57,000.00	57,000.00	57,000.00	57,000.00	57,000.00													
TX034	Subtotal 1406			\$57,000.00	\$57,000.00	\$57,000.00	\$57,000.00	\$57,000.00													
HA - Wide	Management Improvements:																				
TX034	Computer Software	1408		13,000.00	13,000.00	0.00	0.00	0.00													
	Security Guards	1408		82,000.00	82,000.00	83,206.05	75,626.50	75,626.50													
	Staff Training	1408		7,000.00	7,000.00	0.00	0.00	0.00													
	Vacancy Reduction	1408		2,000.00	2,000.00	0.00	0.00	0.00													
	Security Coordinator	1408		10,000.00	10,000.00	26,769.40	26,769.40	26,769.40													
	Subtotal 1408			\$114,000.00	\$114,000.00	\$109,975.45	\$102,395.90	\$102,395.90													
HA - Wide	Administration:	1410		57,000.00	57,000.00	28,595.82	28,595.82	28,595.82													
TX034	Subtotal 1410			\$57,000.00	\$57,000.00	\$28,595.82	\$28,595.82	\$28,595.82													
HA - Wide	Fees and Costs:																				
TX034	Architects and Engineering	1430		25,000.00	25,000.00	6,475.01	6,475.01	6,475.01													
	Subtotal 1430			\$25,000.00	\$25,000.00	\$6,475.01	\$6,475.01	\$6,475.01													
	Page Total			\$253,000.00	\$253,000.00	\$202,046.28	\$194,466.73	\$194,466.73													

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report





**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**

Grant Type and Number: **TX24P034501-07**

Capital Fund Program No: **TX24P034501-07**

Replacement Housing Factor Grant No: **TX24P034501-07**

Date of CFFP: \_\_\_\_\_

FFY of Grant: 2007

FFY of Grant Approval: 2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	85,000.00	85,000.00	85,000.00	85,000.00
3	1408 Management Improvements	114,000.00	38,640.61	38,640.61	38,640.61
4	1410 Administration	57,000.00	14,179.34	14,179.34	14,179.34
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	30,000.00	2,072.13	2,072.13	2,072.13
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,000.00	11,851.97	11,851.97	11,851.97
10	1460 Dwelling Structures	88,673.00	62,593.50	62,593.50	62,593.50
11	1465.1 Dwelling Equipment-Nonexpendable	20,000.00	17,262.00	17,262.00	8,642.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	70,000.00	7,494.00	7,494.00	7,494.00
14	1485 Demolition	100,000.00	0.00	0.00	0.00
15	1490 Replacement Reserve *	0.00	335,579.45	335,579.45	335,579.45
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

\* Line adjusted to allow for HUD approved Replacement Reserve  
 1 To be completed for the Performance and Evaluation Report  
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 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
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Annual Statement / Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**

Grant Type and Number: **TX24P034501-07**

Capital Fund Program No: **TX24P034501-07**

Replacement Housing Factor Grant No: **TX24P034501-07**

FFY of Grant: **2007**

FFY of Grant Approval: **2007**

Date of CFFP: \_\_\_\_\_

No.	Description	Performance and Evaluation Report for Period Ending: 3/31/10		Obligated	Expended
		Original	Revised 2		
18a	Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$574,673.00</b>	<b>\$574,673.00</b>	<b>\$574,673.00</b>	<b>\$566,053.00</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	94,000.00	38,640.61	38,640.61	38,640.61
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director _____		Date <b>2/10/10</b>		Signature of Public Housing Director _____	
Signature of Executive Director _____		Date _____		Signature of Public Housing Director _____	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		Capital Funds Program No.		TX24P034501-07		CFPP (Yes/No):		No		Federal FFY of Grant:		2007		Status of Work		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Total Actual Cost	Funds Expended <sup>2</sup>											
HA - Wide	Operations:	1406		85,000.00	85,000.00	85,000.00	85,000.00	85,000.00	85,000.00											
TX034				Subtotal 1406	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00											
HA - Wide	Management Improvements:	1408		11,000.00	0.00	0.00	0.00	0.00	0.00											
TX034	Computer Software	1408		84,000.00	14,574.56	14,574.56	14,574.56	14,574.56	14,574.56											
	Security Guards	1408		2,000.00	0.00	0.00	0.00	0.00	0.00											
	Vacancy Reduction	1408		7,000.00	0.00	0.00	0.00	0.00	0.00											
	Staff Training	1408		10,000.00	24,066.05	24,066.05	24,066.05	24,066.05	24,066.05											
	Security Coordinator	1408		Subtotal 1408	\$114,000.00	\$38,640.61	\$38,640.61	\$38,640.61	\$38,640.61											
HA - Wide	Administration:	1410		57,000.00	14,179.34	14,179.34	14,179.34	14,179.34	14,179.34											
TX034				Subtotal 1410	\$57,000.00	\$14,179.34	\$14,179.34	\$14,179.34	\$14,179.34											
HA - Wide	Fees and Costs:	1430		30,000.00	2,072.13	2,072.13	2,072.13	2,072.13	2,072.13											
TX034	Architects and Engineering	1430		Subtotal 1430	\$30,000.00	\$2,072.13	\$2,072.13	\$2,072.13	\$2,072.13											
				Page Total	\$286,000.00	\$139,892.08	\$139,892.08	\$139,892.08	\$139,892.08											

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report  
 Page 3 of 5  
 form HUD-50075.1 (4/2008)





**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority** Grant Type and Number: **TX24P034501-06** FFY of Grant: 2006  
 Capital Fund Program No: **TX24P034501-06** FFY of Grant Approval: 2006  
 Replacement Housing Factor Grant No: **TX24P034501-06**  
 Date of CFFP: \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	78,000.00	106,000.00	106,000.00	106,000.00
3	1408 Management Improvements	106,000.00	156,000.00	156,000.00	156,000.00
4	1410 Administration	53,000.00	53,000.00	53,000.00	53,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	30,000.00	30,000.00	21,495.84	21,495.84
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	85,059.00	85,059.00	30,695.98	25,473.34
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	15,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	44,000.00	44,000.00	38,087.50	38,087.50
14	1485 Demolition	112,531.00	50,000.00	0.00	0.00
15	1490 Replacement Reserve *	0.00	0.00	133,779.68	133,779.68
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

\* Line adjusted to allow for HUD approved Replacement Reserve  
 1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHF Funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **City of Port Arthur Housing Authority**

Grant Type and Number:

**TX24P034501-06**

FFY of Grant: 2006

FFY of Grant Approval: 2006

Capital Fund Program No:  
 Replacement Housing Factor Grant No:  
 Date of CFFP:

Original Annual Statement  Reserved for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 3/31/10  Revised Annual Statement (revision no: 1 )  
 Final Performance and Evaluation Report

No.	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$523,590.00</b>	<b>\$539,059.00</b>	<b>\$533,836.36</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	91,000.00	91,000.00	142,846.69
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00

Signature of Executive Director

Date

Signature of Public Housing Director

Date

*[Handwritten Signature]*  
 28 June 2010

- 1 To be completed for the Performance and Evaluation Report
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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		TY24P034501-06		CFEP (Yes/No):		No		Federal FFY of Grant:		2006	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Capital Funds Program No. Replacement Housing Factor Grant No.	Development Account No.	Quantity	Total Estimated Cost	Revised 1	Funds Obligated 2	Total Actual Cost	Funds Expended 2	Status of Work					
HA - Wide	Operations:		1406		Original 78,000.00	Revised 1 106,000.00	Funds Obligated 2 106,000.00	Total Actual Cost	Funds Expended 2 106,000.00						
TX034					\$78,000.00	\$106,000.00	\$106,000.00		\$106,000.00						
	Subtotal 1406														
HA - Wide	Management Improvements:														
TX034	Computer Software		1408		8,000.00	8,000.00	0.00		0.00						
	Social Services Coordinator		1408		0.00	50,000.00	13,153.31		13,153.31						
	Security Guards		1408		81,000.00	81,000.00	132,766.89		132,766.89						
	Vacancy Reduction		1408		7,000.00	7,000.00	0.00		0.00						
	Security Coordinator		1408		10,000.00	10,000.00	10,079.80		10,079.80						
	Subtotal 1408				\$106,000.00	\$156,000.00	\$156,000.00		\$156,000.00						
HA - Wide	Administration:		1410		53,000.00	53,000.00	53,000.00		53,000.00						
TX034					\$53,000.00	\$53,000.00	\$53,000.00		\$53,000.00						
	Subtotal 1410														
HA - Wide	Fees and Costs:														
TX034	Architects and Engineering		1430		30,000.00	30,000.00	21,495.84		21,495.84						
	Subtotal 1430				\$30,000.00	\$30,000.00	\$21,495.84		\$21,495.84						
	Page Total				\$267,000.00	\$345,000.00	\$336,495.84		\$336,495.84						

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report  
 Page 3 of 5  
 form HUD-50075.1 (4/2008)





Part I: Summary		City of Port Arthur Housing Authority		Grant Type and Number: Capital Fund Program No: TX24P034501-05 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2005 FFY of Grant Approval: 2005	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input checked="" type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost 1	
Line No.		Original	Revised 2	Obligated	Expended		
1	Total Non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	59,000.00	59,000.00	59,000.00	59,000.00		
3	1408 Management Improvements	117,000.00	117,000.00	117,000.00	117,000.00		
4	1410 Administration	58,000.00	58,000.00	58,000.00	58,000.00		
5	1411 Audit	0.00	0.00	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00		
7	1430 Fees and Costs	20,000.00	19,845.19	19,845.19	19,845.19		
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	223,370.00	219,215.78	219,215.78	219,215.78		
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	30,591.45	30,591.45	30,591.45		
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00		
13	1475 Nondwelling Equipment	81,000.00	78,658.05	78,658.05	78,658.05		
14	1485 Demolition	0.00	0.00	0.00	0.00		
15	1490 Replacement Reserve *	0.00	6,059.53	6,059.53	6,059.53		
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00		
17	1499 Development Activities 4	0.00	0.00	0.00	0.00		

\* Line adjusted to allow for HUD approved Replacement Reserve  
 1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
 4 RHF funds shall be included here.

Page 1 of 5

form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number: Capital Fund Program No: TX24P034501-05 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2005 FFY of Grant Approval: 2005	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report			
No.	Description	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$588,370.00	\$588,370.00	\$588,370.00	\$588,370.00
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	92,000.00	113,495.10	113,495.10	113,495.10
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

PHA Name:		City of Port Arthur Housing Authority		TX24P034501-05		Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities		Grant Type and Number: Capital Funds Program No. Replacement Housing Factor Grant No. Development Account No.		CFFP (Yes/ No):		2005	
General Description of Major Work Categories		Quantity		Total Estimated Cost		Total Actual Cost	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2
HA - Wide TX034	Operations:	1406		59,000.00	59,000.00	59,000.00	59,000.00
	Subtotal 1406			\$59,000.00	\$59,000.00	\$59,000.00	\$59,000.00
HA - Wide TX034	Management Improvements:						
	Computer Software	1408		15,000.00	3,104.90	3,104.90	3,104.90
	Security Guards	1408		82,000.00	113,495.10	113,495.10	113,495.10
	Staff Training	1408		8,000.00	400.00	400.00	400.00
	Vacancy Reduction	1408		2,000.00	0.00	0.00	0.00
	Security Coordinator	1408		10,000.00	0.00	0.00	0.00
	Subtotal 1408			\$117,000.00	\$117,000.00	\$117,000.00	\$117,000.00
HA - Wide TX034	Administration:						
		1410		58,000.00	58,000.00	58,000.00	58,000.00
	Subtotal 1410			\$58,000.00	\$58,000.00	\$58,000.00	\$58,000.00
HA - Wide TX034	Fees and Costs:						
	Architects and Engineering	1430		20,000.00	19,845.19	19,845.19	19,845.19
	Subtotal 1430			\$20,000.00	\$19,845.19	\$19,845.19	\$19,845.19
	Page Total			\$254,000.00	\$253,845.19	\$253,845.19	\$253,845.19

PHA Name:		City of Port Arthur Housing Authority		Grant Type and Number:		TX24P034501-05		CFFP (Yes/No):		No		Federal FFY of Grant:		2005	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Replacement Housing Factor Grant No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work						
					Original	Revised 1	Funds Obligated 2	Funds Expended 2							
<b>HA - Wide</b>	<b>Dwelling Structures:</b>														
TX034	Cabinets	1460			7,000.00	0.00	0.00	0.00	0.00						
	Screen doors/Doors and Hardware	1460			30,000.00	0.00	0.00	0.00	0.00						
	Exterior Lighting	1460			5,000.00	755.20	755.20	755.20	755.20						
	Roof Repairs	1460			111,862.00	114,261.27	114,261.27	114,261.27	114,261.27						
	Remodel Scattered Sites, Lincoln Square	1460			42,508.00	90,190.12	90,190.12	90,190.12	90,190.12						
	Ceiling Fans, Interior Lighting	1460			3,000.00	2,371.00	2,371.00	2,371.00	2,371.00						
	Building 1140	1460			0.00	0.00	0.00	0.00	0.00						
	HVAC	1460			5,000.00	0.00	0.00	0.00	0.00						
	Water Heaters	1460			2,000.00	0.00	0.00	0.00	0.00						
	Rangehood	1460			500.00	0.00	0.00	0.00	0.00						
	Ceiling Fans	1460			500.00	0.00	0.00	0.00	0.00						
	Electrical Upgrade	1460			5,000.00	700.00	700.00	700.00	700.00						
	Plumbing Upgrade	1460			3,000.00	7,068.62	7,068.62	7,068.62	7,068.62						
	Exterior Painting	1460			8,000.00	3,869.57	3,869.57	3,869.57	3,869.57						
	<b>Subtotal 1460</b>				<b>\$223,370.00</b>	<b>\$219,215.78</b>	<b>\$219,215.78</b>	<b>\$219,215.78</b>	<b>\$219,215.78</b>						
<b>HA - Wide</b>	<b>Dwelling Equipment:</b>														
TX034	Refrigerators/Ranges	1465.1			30,000.00	30,591.45	30,591.45	30,591.45	30,591.45						
	<b>Subtotal 1465.1</b>				<b>\$30,000.00</b>	<b>\$30,591.45</b>	<b>\$30,591.45</b>	<b>\$30,591.45</b>	<b>\$30,591.45</b>						
	<b>Page Total</b>				<b>\$253,370.00</b>	<b>\$249,807.23</b>	<b>\$249,807.23</b>	<b>\$249,807.23</b>	<b>\$249,807.23</b>						



Attachment: BX034101  
 Annual Statement/Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>City of Port Arthur Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX24R034501-10</b>		FFY of Grant: 2010			
		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2010			
		Date of CFFP:					
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total Non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 2) 3		0.00				
3	1408 Management Improvements		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	1492 Moving to Work Demonstration		0.00				
16	1495.1 Relocation Costs		0.00				
17	1499 Development Activities 4		230,865.00				

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
 4 RHF funds shall be included here.

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>City of Port Arthur Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX2AR034501-10</b> Replacement Housing Factor Grant No:		FY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Date of CFFP:	
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$230,865.00</b>			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director		Date		Signature of Public Housing Director	

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.



Attachment: tx034j01  
Port Arthur Housing Authority  
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board  
  
At beginning of PHA Plan process, sent out letter to all residents/  
participants of opportunity to serve on Resident Advisory Board
2. Resident Advisory Board Selection  
  
Selection made from resident/participant response - **February 9, 2010**
3. Meeting Organization  
  
Schedule date to meet with Resident Advisory Board for input to PHA Plan  
- **February 9, 2010**  
  
Notify Resident Advisory Board of scheduled meeting - **February 9, 2010**  
  
Hold Resident Advisory Board meeting - **February 9, 2010 & March 9,  
2010**
4. Notification of Public Hearing  
  
Schedule date for Public Hearing and place ad - **April 21, 2010**  
  
Notify Resident Advisory Board - **February 9, 2010**  
  
Hold Public Hearing meeting - **June 25, 2010**
5. Documentation of resident recommendations and PHA's response to  
recommendations  
  
**Guillory:** PAHA making changes to 5-yr plan. Demolishing CTA &  
Building new apartment same as GBA. Capital Fund money  
to build new apartments, as well as, new administrative  
building. Changing plans to be able to move funding to be  
able to facilitate.

**Ms. Carter:** Wants to know how soon will we build the new apartments?

**Guillory:** Application process, need more info from HUD then notify

**Ms. Turner:** When are we going to be able to move back into Gulf Breeze?

**Guillory:** Process has been started. Tenants should start receiving letters this month.

**Ms. Smith:** Wants to know will they have a place to go?

**Guillory:** Yes, PAHA to provide and make arrangements for all tenants.