

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Housing Authority of the City of Port Isabel PHA Code: TX173
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 151 Number of HCV units: 44

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.

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
- Apply for funding under the tax credit program

5.2 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
- To beautify and landscape all sites
- To add playground and gazebos and to have a water garden

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Conduct outreach efforts for potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- To purchase land or subdivision for homeownership

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

- Implement public housing security improvements

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 Housing Authority of the City of Port Isabel. 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 Annual Plan:

- Administrative Office – 506 Port Road, Port Isabel, TX 78578

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 ***NO CHANGE***

The Housing Authority of the City of Port Isabel verifies eligibility for admission to public housing when name has been reached on 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
- Employment History
- Sex Offender
- Citizenship/Legal Status Check
- 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 may 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

(2) Selection and Assignment ***NO CHANGE***

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

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(3) Preferences ***NO CHANGE***

The PHA does 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.

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 not established any preferences for admission to public housing.

(4) Unit Assignment ***NO CHANGE***

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 ***NO CHANGE***

The Housing Authority of the City of Port Isabel maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 506 Port Road, Port Isabel, Texas 78578.

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
- Resident Counsel meetings

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

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(6) 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 have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

The Housing Authority of the City of Port Isabel does not plan to operate any site-based waiting lists.

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 ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
 - Domestic Violence – 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.

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

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Name and address of resident (last on file)
- Current landlord name and address
- Prior landlord name and address

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(2) Waiting List Organization ***NO CHANGE***

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

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

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extensions on standard 60-day period to search for a unit for up to 120 days across the board.

(4) Preferences ***NO CHANGE***

The PHA does 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 not established any preferences for admission to section 8.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	329,395.00	
b) Public Housing Capital Fund	238,936.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	161,321.00	
f) Resident Opportunity and Self- Sufficiency Grants	25,752.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	287,034.00	Public housing capital improvements
	238,936.00	Public housing capital improvements
	240,191.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	411,050.00	Public housing operations
4. Other income (list below)		
	10,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	1,942,615.00	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

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.

Excerpt from ACOP:

The PHA has adopted a minimum rent of \$50.00.

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. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

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
- Within 10 days of change

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 ***NO CHANGE***

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
- Rentals for Public Housing

B. Section 8 Tenant-based Assistance(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

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

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$50.00.

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

Excerpt from Section 8 Administrative Plan:

The minimum rent for Section 8 participants is \$50.00.

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*

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Work Opportunity Act of 1996;

- b. The family income has decreased due to changed circumstances such as separation, divorce, abandonment;*
- 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 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.*

6.0 903.7(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.

Project Manager
 Section 8 FSS
 DEPH Coordinator
 Social Worker
 Maintenance Mechanic A
 Maintenance Mechanic B
 Maintenance Aide A

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	140	40
Section 8 Vouchers	43	52
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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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
- Housekeeping Standards Policy
- Fraud Policy
- Maintenance Plan (includes Work Order System and Pest Eradication Policy)
- Personnel Policy
- Conducts of Standards Policy
- Natural and National Disaster Policy and Plan
- Deconcentration and Income Targeting Policy
- Code of Ethics Policy
- File Access Policy
- Records Retention Policy
- Resident Initiatives Policy
- Security Policy
- Community Service Policy
- Pet Policy for Families
- Pet Policy for Elderly

Section 8 Management:

- Administrative 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.

6.0 903.7(7) Community Service and Self-Sufficiency

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

1. The PHA has not 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.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals

B. Services and programs offered to residents and participants by the Housing Authority of the City of Port Isabel 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:

- Section 8 admissions policies

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self- sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency	25	Waiting list	Main Office	Both

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(2) Family Self Sufficiency programs

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 10/01/09)
Public Housing	0	
Section 8	25	15

b. The most recent FSS Action Plan addresses the steps the PHA plans to take to achieve at least the minimum program size required by HUD.

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 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 Housing Authority of the City of Port Isabel Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Port Isabel 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

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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 resident council meetings, fundraisers, delivery notices, attending ESL classes, GED classes, and nutrition classes. The following agencies assist the residents in accomplishing their community service, Head-start, TANF and City 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 performing community service: 30
- Number of tenants granted exemptions: 0
- Number of tenants in non-compliance: 15
- Number of tenants terminated/evicted due to non-compliance: 0

6.0 903.7(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
 - Residents fearful for their safety and/or the safety of their children
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
 - Police reports
3. Developments that are most affected:
 - Villa Del Mar II

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:
 - Volunteer Resident Patrol/Block Watchers Program
2. Developments that are most affected:
 - Villa Del Mar II

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 regularly meet with the PHA management and residents
2. Developments that are most affected:
 - Villa Del Mar II

6.0 903.7(9) Pets

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

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

A refundable pet deposit of \$100.00 for families and \$50.00 for Elderly/Disabled is required. There is no deposit for birds, gerbils, hamsters, guinea pigs or turtles.

Limit of one pet per household.

Limit for birds is two (2).

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

Pet owner shall license their pet as required by law.

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

Pet must be spayed or neutered.

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

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;

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- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- 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 was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management ***NOT APPLICABLE***

6.0 903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

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

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

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA 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.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. The required notification has been provided to all tenants of public housing and to participants and landlords under the Section 8 Program. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

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

Section 6.0 b

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.

- Main Administrative Office – 506 Port Road, Port Isabel, Texas 78578

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will be engaging in any mixed-finance development activities for public housing in the Plan year. The PHA plans to apply for Tax Credits.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition ***NO CHANGE***

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

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

A. Public Housing

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

B. Section 8 Tenant Based Assistance ***CHANGE***

The PHA does not plan to administer homeownership programs for section 8.

e. Project-based Vouchers ***NO CHANGE***

Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Required reports are included as following attachments:

- 2010 Capital Fund Program Annual Statement - attachment tx173a01
- 2009 Performance and Evaluation Report – attachment tx173c01
- 2009 ARRA Performance and Evaluation Report – attachment tx173d01
- 2008 Performance and Evaluation Report - attachment tx173e01
- 2007 Performance and Evaluation Report - attachment tx173f01
- 2006 Performance and Evaluation Report – attachment tx173g01

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

Required report is included as following attachment:

- FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx173b01

8.3 Capital Fund Financing Program (CFFP). *N/A*

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.

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. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2010	5	5	5	5	4	4
Income >30% but <=50% of AMI	1290	5	5	5	5	4	4
Income >50% but <80% of AMI	1167	5	5	5	4	4	4
Elderly	1000	5	5	5	4	4	4
Families with Disabilities	156	5	5	5	4	4	4
White	488	5	5	5	4	4	4
Black/African American	48	5	5	5	4	4	4
Hispanic	3919	5	5	5	4	4	4
Asian & Pacific Islander	6	5	5	5	4	4	4
American Indian	6	5	5	5	4	4	4

Taken from City of Port Isabel Planning Study – December 20,1994

9.0

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	55		41
Extremely low income <=30% AMI	45	82%	
Very low income (>30% but <=50% AMI)	7	13%	
Low income (>50% but <80% AMI)	3	5%	
Families with children	39	71%	
Elderly families	16	29%	
Families with Disabilities	20	36%	
White	4	7%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	51	93%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	16	29%	
2 BR	29	53%	
3 BR	6	11%	
4 BR	3	5%	
5 BR	1	2%	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes *N/A*

9.0

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	40		7
Extremely low income <=30% AMI	34	85%	
Very low income (>30% but <=50% AMI)	6	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	20	50%	
Elderly families	4	10%	
Families with Disabilities	5	12.5%	
White	7	17.5%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	33	82.5%	

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)? No Yes

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes *N/A*

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:

- 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
- 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

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 – N/A

Need: Specific Family Types: Families at or below 50% of median – N/A

Need: Specific Family Types: The Elderly – N/A

Need: Specific Family Types: Families with Disabilities – N/A

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs – N/A

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0

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

(a) Progress in Meeting Mission and Goals

Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009.

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: When NOFA's are published

Reduce public housing vacancies: by 5% annually

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments: when needed

Progress Statement: The PHA has hired a consultant to apply for Tax Credits. We reduced vacancy by 6%.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) Improve score by 10% each year

Improve voucher management: (SEMAP score) Maintain passing SEMAP score.

Increase customer satisfaction: On-going

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Measures will be done to improve agency management functions in whole to improve PHA's score by 10% each year.

Renovate or modernize public housing units: To renovate 25 bathrooms, to install new kitchen cabinets, to install screen doors and windows, and to have parking areas for residents.

Progress Statement: The PHA renovated 25 bathrooms and installed kitchen cabinets.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling: to new participants at briefings and current participants with unit transfer.

Conduct outreach efforts to potential voucher landlords: Recruit 2 landlords per year by 3/31/00, if needed.

10.0

- Implement voucher homeownership program:

Progress Statement: The PHA is holding meetings for landlords. Also we are having presentations on homeownership program.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Through broad range of income and flat rent policy.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Through broad range of income and flat rent policy.
 - Implement public housing security improvements: Install security lighting outside of every unit by 3/31/06.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities). Only if needed.
 - To provide parking areas with lighting.

Progress Statement: The PHA added lighting to parking areas and added speed bumps.

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: by 3% annually.
 - Provide or attract supportive services to improve assistance recipients' employability: Recruit 3 agencies by 3/31/06.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. Currently the PHA is working with the City to provide adult daycare services for elderly persons and families with disabilities.

Progress Statement: The Texas Workforce comes in once a month to provide residents help with resumes, jobs, etc. Have recruited 3 agencies to provide supportive services. Continuing working with the City of provide an adult daycare center.

10.0

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: This is an on-going activity. The HA will refer the resident to the appropriate agency for assistance when this matter is brought to our attention
 - 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: This is an on-going activity. The HA is continuously upgrading units, common areas of buildings and improving security of buildings by 3/31/06.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: This is an on-going activity. The HA will refer participants to the appropriate agency for assistance when this matter is brought to our attention.

Progress Statement: The PHA added more lighting.

10.0

(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 \$25,000 (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.

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 statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* 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.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

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 tx173h01.**
- (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 tx173a01, tx173c01, tx173d01, tx173e01, tx173f01, and tx173g01.**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Provided as attachment tx173b01**

Annual Statement Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx173a01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 ONIB No. 2577-0226
 Expires 4/30/2014

Part I: Summary

PHA Name: **Housing Authority of the City of Port Isabel**
 Grant Type and Number: **TX69P173a01-10**
 Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Date of CFFP:
 FFY of Grant: **2010**
 FFY of Grant Approval: **2010**

Type of Grant Line No.	Original Annual Statement Performance and Evaluation Report for Program Year Ending	Reserved for Disaster/Emergencies Summary by Development Account	Revised Annual Statement (revision no. _____)		Obligated	Total Actual Cost ¹	Expended
			Total Estimated Cost	Total Actual Cost ¹			
1	Total non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) ³		15,000.00				
3	1408 Management Improvements		2,000.00				
4	1410 Administration (may not exceed 10% of line 20)		2,000.00				
5	1411 Audit		0.00				
6	1415 Liquidated Damages		0.00				
7	1430 Fees and Costs		15,000.00				
8	1440 Site Acquisition		0.00				
9	1450 Site Improvement		0.00				
10	1460 Dwelling Structures		183,436.00				
11	1465 1 Dwelling Equipment-Nonexpendable		11,500.00				
12	1470 Non-dwelling Structures		0.00				
13	1475 Non-dwelling 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		0.00				
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 5% of line 20)		0.00				
20	Amount of Annual Grant (sum of lines 2-19)		239,936.00				
21	Amount of line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Compliance						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy Conservation Measures		204,936.00				

Signature of Executive Director: *[Signature]* Date: **01/15/10**

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 RHFF funds shall be included here.

Attachment: tx173b01

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the City of Port Isabel		Port Isabel/Cameron County/Texas				
A.	Development Number and Name	Work Statement for Year 1 FFY_2010_____	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
B.	Physical Improvements Subtotal	Annual Statement	218,936.00	213,936.00	218,936.00	218,936.00
C.	Management Improvements		3,000.00	5,000.00	2,000.00	2,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
E.	Administration		2,000.00	5,000.00	3,000.00	3,000.00
F.	Other					
G.	Operations		15,000.00	15,000.00	15,000.00	15,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		238,936.00	238,936.00	238,936.00	238,936.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY_2010_	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
	HA-Wide	Annual	30,000.00	53,745.00	58,746.00	25,000.00
	TEX173001-Villa Del Mar I	Statement	0.00	0.00	0.00	76,312.00
	TEX173002-Villa Del Mar II		96,830.00	0.00	65,095.00	104,468.00
	TEX173003-Bahia Del Sol I		25,000.00	60,191.00	110,095.00	28,156.00
	TEX173004-Bahia Del Sol II		16,000.00	35,000.00	0.00	0.00
	TEX173005-Viviendas Del Mar		66,106.00	80,000.00	0.00	0.00
	Total CFP Funds		233,936.00	228,936.00	233,936.00	233,936.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>		Work Statement for Year <u>3</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	HA-Wide		HA-Wide	
Annual Statement	Operations	15,000.00	Operations	15,000.00
	Managemement Improvements		Managemement Improvements	
	Update Software and Policies	3,000.00	Update Computers	5,000.00
	Administration	2,000.00	Administration	5,000.00
	2011 Management Needs Estimate	20,000.00	2012 Management Needs Estimate	25,000.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>		Work Statement for Year <u>5</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	HA-Wide		HA-Wide	
Annual Statement	Operations	15,000.00	Operations	15,000.00
	Managemement Improvements		Managemement Improvements	
	Update Software	2,000.00	Update Policies	2,000.00
	Administration	3,000.00	Administration	3,000.00
	2013 Managemenet Needs Estimate	15,000.00	2014 Management Needs Estimate	15,000.00

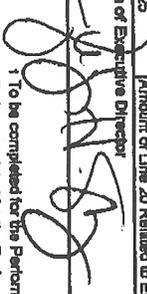
Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: kx173c01

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: **Housing Authority of the City of Port Isabel** Grant Type and Number: **TX69P173501-09** FFY of Grant: **2009**
 Capital Fund Program Grant No: **TX69P173501-09** FFY of Grant Approval: **2009**
 Replacement Housing Factor Grant No: Date of CFFP:

Line No.	Description	Original		Revised 2		Total Actual Cost 1	
		Original	Total Estimated Cost	Revised 2	Obligated	Expended	
1	Total non-Capital Funds						
2	1409 Operating Expenses (may not exceed 20% of line 20) 3	20,000.00			0.00	0.00	
3	1409 Management Improvements	2,000.00			0.00	0.00	
4	1410 Administration (may not exceed 10% of line 20)	2,000.00			0.00	0.00	
5	1411 Audit	0.00			0.00	0.00	
6	1415 Liquidated Damages	0.00			0.00	0.00	
7	1490 Fees and Costs	20,000.00			0.00	0.00	
8	1440 Site Acquisition	0.00			0.00	0.00	
9	1450 Site Improvement	0.00			0.00	0.00	
10	1460 Dwelling Structures	141,936.00			0.00	0.00	
11	1465 1 Dwelling Equipment-Nonreparable	10,000.00			0.00	0.00	
12	1470 Non-dwelling Equipment	0.00			0.00	0.00	
13	1475 Non-dwelling Equipment	43,000.00			0.00	0.00	
14	1485 Demolition	0.00			0.00	0.00	
15	1482 Moving to Work Demonstration	0.00			0.00	0.00	
16	1485 1 Relocation Costs	0.00			0.00	0.00	
17	1499 Development Activities 4	0.00			0.00	0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			0.00	0.00	
18b	3000 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)		298,936.00				
21	Amount of line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Compliance						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy Conservation Measures						

Signature of Executive Director: 

Date: **12/15/10**

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

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: Housing Authority of the City of Port Isabel		Grant Type and Number: Capital Fund Program Grant No: TX69P173001-09		CFPP (year): Replacement Housing Factor Grant No: NO		Federal FY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2
HA Wide	Operations	1406		20,000.00		0.00	0.00
HA Wide	Management Improvements						
HA Wide	Update Policies and Annual Plan	1408		2,000.00		0.00	0.00
HA Wide	Administration						
HA Wide	Hire contract administrator	1410		2,000.00		0.00	0.00
HA Wide	Fees and Costs						
HA Wide	Hire architect	1430		20,000.00		0.00	0.00
HA Wide	Dwelling Structures						
TEX173001	Replace all windows	1460	240	51,200.00		0.00	0.00
TEX173005	replace plumbing lines	1460		25,000.00		0.00	0.00
HA Wide	Replace existing tubs and showers	1460	14	63,236.00		0.00	0.00
HA Wide	Replace water heaters	1460	10	2,500.00		0.00	0.00
HA Wide	Dwelling Equipment						
HA Wide	Replace refrigerators	1465.1	25	6,000.00		0.00	0.00
HA Wide	Replace ranges	1465.1	10	4,000.00		0.00	0.00
HA Wide	Non-Dwelling Equipment						
HA Wide	Purchase truck w/dolly	1475	1	25,000.00		0.00	0.00
HA Wide	Purchase 4 door vehicle	1475	1	18,000.00		0.00	0.00
				238,836.00		0.00	0.00

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 2 of 2
 Form HUD-69076.1 (4/2009)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx173d01

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: **Housing Authority of the City of Port Isabel**

Grant Type and Number: **Capital Fund Program Grant No: TX69S173601-09**
 Replacement Housing Factor Grant No: **2009**

FFY of Grant: **2009**
 ETV of Grant Approval: **2009**

Type of Grant	Original Annual Statement	Reserved for Disaster/Emergencies	Performance and Evaluation Report for Program Year Ending 8/30/09	Final Performance and Evaluation Report for Program Year Ending	Total Estimated Cost		Total Actual Cost ¹				
					Original	Revised ²	Obligated	Expended			
Line No.	Summary by Development Account										
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		2,000.00			2,000.00		2,000.00			
4	1410 Administration (may not exceed 10% of line 20)		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		15,000.00			15,000.00		0.00			
8	1440 Site Acquisition		0.00			0.00		0.00			
9	1450 Site Improvement		273,374.00			0.00		0.00			
10	1460 Dwelling Structures		13,660.00			0.00		0.00			
11	1465.1 Dwelling Equipment-Nonoperable		0.00			0.00		0.00			
12	1470 Non-dwelling Structures		0.00			0.00		0.00			
13	1475 Non-dwelling Equipment		0.00			0.00		0.00			
14	1485 Demolition		0.00			0.00		0.00			
15	1482 Moving to Work Demonstration		0.00			0.00		0.00			
16	1485.1 Relocation Costs		0.00			0.00		0.00			
17	1489 Development Activities ⁴		0.00			0.00		0.00			
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)		304,034.00			17,000.00		2,000.00			
21	Amount of line 20 Related to LBP Activities										
22	Amount of Line 20 Related to Section 504 Compliance										
23	Amount of Line 20 Related to Security - Soft Costs										
24	Amount of Line 20 Related to Security - Hard Costs										
25	Amount of Line 20 Related to Energy Conservation Measures										
Signature of Executive Director			Date			Signature of Public Housing Director			Date		

[Handwritten Signature]
 12/15/10

Page 1 of 2
 form HUD-60078.1 (4/2009)

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx173e01

Annual Statement /Performance and Evaluation Report					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Port Isabel		Grant Type and Number: Capital Fund Program No: TX59P17350108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,000.00		25,000.00	0.00
3	1408 Management Improvements	3,500.00		3,500.00	0.00
4	1410 Administration	3,000.00		3,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	20,000.00		20,000.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	173,691.00		3,000.00	3,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00		15,000.00	15,000.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$240,191.00		\$69,500.00	\$18,000.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx173f01

Annual Statement /Performance and Evaluation Report					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Port Isabel		Grant Type and Number: Capital Fund Program No: TX59P17350107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/09		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00		20,000.00	20,000.00
3	1408 Management Improvements	5,000.00		5,000.00	5,000.00
4	1410 Administration	3,000.00		3,000.00	1,859.77
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	20,000.00		20,000.00	10,000.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	190,331.00		190,331.00	190,331.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00		7,000.00	7,000.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$245,331.00		\$245,331.00	\$234,190.77
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx173g01

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

PHA Name: Housing Authority of the City of Port Isabel	Grant Type and Number: Capital Fund Program No: TX59P17350106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **9/30/09**
 Final Performance and Evaluation Report for Program Year Ending **9/30/09**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	20,000.00		20,000.00	20,000.00
3	1408 Management Improvements	5,000.00		5,000.00	5,000.00
4	1410 Administration	6,500.00		6,500.00	6,500.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	20,000.00		20,000.00	20,000.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	65,696.00		65,696.00	65,696.00
10	1460 Dwelling Structures	50,000.00		50,000.00	50,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000.00		7,000.00	7,000.00
12	1470 Nondwelling Structures	65,479.00		65,479.00	65,479.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$239,675.00		\$239,675.00	\$239,675.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

PHA Name: Housing Authority of the City of Port Isabel		Grant Type and Number: Capital Fund Program No: TX59P17350106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		20,000.00		20,000.00	20,000.00	Completed
HA-Wide	Management Improvements							
	Update Policies and Annual Plan	1408		5,000.00		5,000.00	5,000.00	Completed
HA-Wide	Administration							
	To hire a contract administrator	1410		6,500.00		6,500.00	6,500.00	Completed
HA-Wide	Fees and Costs							
	To hire an architect	1430		20,000.00		20,000.00	20,000.00	Completed
	Site Improvements							
TEX173004	To add storage to units	1450	14	65,696.00		65,696.00	65,696.00	Completed
	Dwelling Structures							
TEX173003	To replace kitchen cabinets	1460	36	47,919.00		47,919.00	47,919.00	Completed
HA Wide	To replace water heaters	1460	10	2,081.00		2,081.00	2,081.00	Completed
TEX-173003	Non-Dwelling Structures							
Bahia Del Sol I	Close-up Parking area and add storage area	1470		65,479.00		65,479.00	65,479.00	Completed
HA Wide	Non-Dwelling Equipment							
	To replace refrigerators	1465	10	5,000.00		5,000.00	5,000.00	Completed
	To replace ranges	1465	15	2,000.00		2,000.00	2,000.00	Completed
TOTAL CAPITAL FUNDS FOR 2006				\$239,675.00		\$239,675.00	\$239,675.00	

Attachment: tx173h01
Housing Authority of the City of Port Isabel
Resident Advisory Board Consultation process – 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 – **September 14, 2009**

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan
Notify Resident Advisory Board of scheduled meeting
Hold Resident Advisory Board meeting – **September 24, 2009**

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad - **October 1, 2009**
Notify Resident Advisory Board
Hold Public Hearing meeting – **December 7, 2009**

- 5. Documentation of resident recommendations and PHA's response to recommendations**

September 24, 2009
9:00 a.m.

Comment: Trash cleaned up in yards, speed bumps put in on all streets, shelters for bus pick up, school, central air, age limit on the playground area, new tile for apartments, more tenants helping out on volunteering, ceiling fans for units, no parking on streets enforced. I would like to see the trim on all window and door frames painted a different color than the rest of the unit. Not that I don't love where I live, but they are so institutional looking. If we buy the property in Laguna Vista, and it needs work done, if you would put some of your tenants to work or maybe even work some of their volunteering hours done.

PHA Response:

The PHA will work with the City of Port Isabel to install speed bumps. Will also add to the five year plan school shelters for bus pick up. Will upgrade floor tiles on all developments, install ceiling fans and add interior and exterior painting.

Comment: Wants bus canopy for the kids when it rains or is cold, speed bumps for Gonzalez, light in the middle of house or the back, one more dryer for the laundry room, basketball court, security walking through each section and a place where the kids can drive their bikes.

PHA Response:

The PHA will work with the City of Port Isabel to install speed bumps, and adding more lights. Will add to the five year plan security services, basketball court and a sidewalk trail for bike riding and walking. The PIHA will add another dryer to laundry room.

Comment: Need a park for the children, get people to have their yards always clean, remove cars parked for a long time that are old or need repair, rules on noisy neighbors – either they go by the rules or move out and do not let children be on the streets at 1:00 or 2:00 in the morning.

PHA Response:

There is a park very close by but will talk to City if they can add some more playground for the children and will work with the Port Isabel Police Department to enforce the curfew times.

Comment: First and foremost is the lighting in the parking lot. It is often pitch black and that becomes very dangerous. Also at times lights outside of apartments do not function correctly. Maintaining the entire complex would be extremely nice. The complex has total potential and is in a good area. Basically beautify the complex.

PHA Response:

The PIHA will add to the five year plan to beautify the complex, by landscaping, more lighting.

Comment: For the elderly: demolish and rebuild apartments with laundry, mail, recreation rooms, security keys, maybe a swimming pool and parking, etc.

PHA Response:

The PIHA will apply for tax credit programs, and other financial resources to demolish the elderly site and rebuild new apartments.

Comment: I like the idea of new apartments and other subdivisions coming up for the FSS program. I would like to see more homeownership programs or classes that we can attend so that we have a better idea of things when we plan to purchase our first home and transition into finishing the FSS program. If we can find more houses like you mentioned at the meeting that will be paying their monthly rent and then the homes would be theirs, it would be great. The playgrounds and landscaping are great ideas. Thank you for inviting me to the meeting. It was very informative and it is good to know about all the great ideas you have.

PHA Response:

The PIHA will offer Home-ownership classes and training through. The Resident Council and the FSS Program and will work closely with banks for affordable homes that can be purchased as owner finance.