

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: <u>Brazoria County Housing Authority</u> PHA Code: <u>TX484</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>586</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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 Brazoria County Housing Authority's mission is to serve the needs of low-income, very low-income, and extremely low-income families in its jurisdiction with affordable housing and to (1) increase the availability of decent, safe, and affordable housing in each of its communities, (2) ensure equal opportunity in housing, (3) promote self-sufficiency and asset development of families and individuals, and to (4) improve community quality of life and economic viability.				

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.

- 1) The PHA goal is to continue to expand the supply of assisted housing by applying for additional vouchers.
 - BCHA received 26 additional vouchers in 2008 by accepting Enhanced Vouchers on behalf of a complex whose owner decided to opt out of the HUD contract.
 - BCHA is hoping to be able to apply for Housing Choice Vouchers to start the VASH program. We have met with the Brazoria County Veteran Service Office and other local organizations whose main interest is to support the needs of veterans. They would like to provide assisted housing and other services to veterans and their families. The Brazoria County 5-Year Consolidated Plan under the Community Development Block Grant also addresses the need for veteran services. BCHA has met with staff from the Veteran's Administration in Houston, Texas and other officials to discuss housing needs for veterans in Brazoria County. The Housing Authority is hoping to partner with these organizations in applying for the VASH vouchers for Brazoria County.
- 2) Increase choices for assisted housing, allowing families to rent units in areas of low poverty and low minority concentration.
 - The PHA met with a number of developers who have built, or is considering building Tax Credit Properties within various communities of the PHA's jurisdiction. Some of the developers are currently accepting Section 8 voucher holders who meet their requirements. Other Tax Credit properties that are not currently accepting the Section 8 vouchers have stated they will reevaluate their rules and consider accepting Section 8 participants at a later date.
 - On a yearly basis the PHA reevaluates the rental market within its jurisdiction to determine whether it is necessary to increase the payment standards to allow families to have the option of renting units in better areas.
- 3) Other goals achieved are:
 - SEMAP performance has increased from Standard to High Performance.
 - Staff is receiving formal training and certification
 - It is our goal to continue as a High Performer under the SEMAP Indicators with quality trained staff meeting the need of providing decent, safe, and sanitary housing.

BCHA maintains a tracking chart as to where participants live and move to which is updated monthly. Due to the increase in the payment standards families are choosing to move to better areas.

BCHA does not administer the Housing Choice Homeownership program. Families are made aware of the first time home buyer's program administered by Brazoria County Community Development located within the same department as the Section 8 program.

BCHA's future goals are to continue to increase choices for assisted housing by continuing outreach efforts to potential landlords, evaluating the need to increase the payment standards, and maintain a level of "High Performance with SEMAP.

PRIOR 5-YEAR PERFORMANCE 2005-2009

Goal: Increase lease-up/utilization rate to 98%. Improve overall SEMAP score from non-rated to High Performance, increase voucher allocation

GOAL	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009
Increase lease-up/utilization rate (SEMAP) to 98%	Lease-up rate below 95%	Lease-up rate below 95%	Lease-up rate below 95%	Lease-up rate 100%	Lease-up rate 98%
Improve overall SEMAP scores from non-rated to High performance	BCHA became a PHA 05/01/2005 under a different administration <u>no known SEMAP score</u>	BCHA fiscal year began 10/1/2005 thru 09/30/2006. Since BCHA had less than one full fiscal year of program operation it was only required to certify for all indicators that applied but was not rated by HUD.	Overall SEMAP rating was Standard Performer by BCHA and approved by HUD.	Overall SEMAP rating was High Performer by BCHA and approved by HUD.	Overall SEMAP rating was High Performer by BCHA
Increase voucher allocation	N/A	No HUD NOFA available	Special Use Vouchers not applicable for BCHA	Received 26 Enhanced Vouchers. Owner opted out of HUD contract	VASH Vouchers available, but BCHA did not qualify due to no prior experience.

PHA Plan Update

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

The PHA amended its Administrative Plan in 2008-09 to include (1) a time frame for families who are terminated from the program for violating certain family obligations. The families cannot reenter the program for five years from the date of termination. (2) A restriction on adding new household members that causes an increase to the voucher, and for adding a household member who are not related by blood or marriage.

- (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 Administrative Plan as well as the 5-Year and Annual PHA Plan are accessible to the public in the lobby of the main office of the Brazoria County Housing Authority located at 1524 E. Mulberry, Suite 162, Angleton, Texas 77515.

PHA Plan Element

1. Eligibility, Selection and Admissions Policy, including Deconcentration and Waiting List Procedures.

- **Eligibility** – Eligibility for admission is determined in compliance with HUD policy as well as the Brazoria County Housing Authority’s criteria as listed in the Administrative Plan.
- **Selection and Admission Policy** – The PHA uses the lottery system for selecting families from the waiting list. Families with preferences are housed first. All preferences must be verified before admission.
- BCHA has established the following preferences: (1) **RESIDENT PREFERENCE** - Applicant is currently living in Brazoria County, (2) **ELDERLY OR DISABLED PREFERENCE** – Applicant family where the head, spouse, or sole member is elderly or disabled. (Elderly is defined as age 62 or older. Disabled is define as receiving SS disability or as described in Section 223 of the Social Security Act 42 US.C423). (3) **WORKING PREFERENCE** – Applicant where the head, spouse or sole member works in Brazoria County; or applicant family where the head, spouse, or sole member is either age 62 or older or is a person with disabilities (even though they are not employed).
- Each preference has a different weight with the living in Brazoria County being #1, Elderly and Disabled being #2, and working in Brazoria County being #3 (the elderly and disabled automatically get the working preference). An applicant may select multiple preferences.
- BCHA does a criminal background check on all applicants and household members 18 years old and older prior to admission. The criminal background screening includes: criminal activity and drug-related criminal activity. Criminal records are requested from the local and state law enforcement agencies and later destroyed.

2. Financial Resources

BCHA only administers the Housing Choice Voucher Program (Section 8) and the only funding source is for Section 8 tenant- based assistance in the amount of \$3,408,603.00 under the Annual Contributions.

3. Rent Determination

- BCHA is required to verify the family household income, family composition and characteristics, value of assets, and other factors related to determining the family’s rental assistance. EIV is used to assist in determining the family household income. EIV helps to identify and sometimes prevent and cure inaccuracies in housing subsidy determinations. EIV assists in preventing fraud, waste and abuse for subsidies provided to families under the Section 8 Program. All family members including those under the age of six are required to have social security numbers, and provide evidence of the date of birth. Family members who do not have evidence of their social security number or evidence of their date of birth are given a period of time to provide the information. Extensions are allowed based on extenuating circumstances. Families may be terminated for failure to provide the requested information. Families who fail to provide correct information of their income are required to reimburse the housing authority of its overpayment through a repayment agreement or be terminated from the program.

4. Operations and Management - N/A

5. Grievance Procedures

- Anyone denied admission to the Housing Choice Voucher Program is allowed the opportunity to file a request for an informal review. A letter is sent to the applicant listing the reason for the denial. The applicant has ten days from the date of the letter to request an Informal review.
- A participant may be terminated from the program for failure to abide by the Family Obligations. The family is notified in writing of the reason for termination. The notice will allow the participant ten days from the date of the notice to request an informal hearing.
- The informal review and informal hearing are held by someone who was not involved with the decision to deny or terminate assistance. The hearing officer is allowed seven days from the date of the hearing to make a decision.

6. Designated Housing for Elderly and Disabled Families. N/A

7. Community Service and Self-Sufficiency. N/A

8. Safety and Crime Prevention. N/A

9. Pets N/A

10. Civil Rights Certification: document is attached

11. Fiscal year Audit. The most recent audit identifies findings in calculations of child support recommended a policy be implemented.

12. Asset Management. N/A

13. Violence Against Women Act (VAWA). BCHA does not have a partnership with any agencies in regards to VAWA. However, during the briefings VAWA is thoroughly explained and a brochure along with a list of emergency contacts is given to each applicant.

6.0

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A
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 <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. N/A
8.2	Capital Fund Program Five-Year Action Plan. 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. N/A
8.3	Capital Fund Financing Program (CFFP). <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. N/A

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.

Based on the Consolidated Plan Brazoria County received \$707,747.00 in rental and utility assistance under the HPRP Program to help needy families who qualify. The Section 8 waiting list has been reduced from over one thousand applicants in 2008 to 223 as of March 2010. The reduction was a combination of pulled applicants and purging of the waiting list. The waiting list has been purged three times since 2005, due to the lack of response from applicants who may have moved and appointment letters returned, or no longer interested in the program. The waiting list application process was re-opened June 7-11, 2010 and over 1,400 applications were received.

HUD has allocated BCHA an additional 26 Enhanced Vouchers causing the total allocation to be 586 vouchers of which, 574 are currently leased. The housing needs according to the current 2008 waiting list are as follows:

Total Families on Waiting List = 223

Waiting list Breakdown	# of Families	% of Total Families
Families with Children	193	86.55%
Elderly Families	8	3.59%
Families with Disabilities	30	13.45%
Totals by Income Percent		
Extremely low income <=30%AMI	223	100.00%
Very low income(>30% but<50% AMI)	0	
Low Income (>50% but <80% AMI)	0	
Totals by Ethnicity		
Hispanic	63	28.25%
Non-Hispanic	153	68.61%
Totals by Racial Group		
White	87	39.01%
Black/African American	129	57.85%
American Indian/Alaska Native	3	1.35%
Asian	0	0
Native Hawaiian/Other Pacific Islander	4	1.79%

TOTALS BY VOUCHER SIZE

ALL APPLICANTS		ELDERLY APPLICANTS	
1 BR	35	1 BR	7
2 BR	104	2 BR	1
3 BR	78	3 BR	0
4 BR	2	4 BR	0
5/+ BR	1	5 /+ BR	0
0 BR	0	0 BR	0

Breakdown of waiting list activity 2005-2009 – In May 2005 BCHA was approved by HUD as its own Housing Authority, transitioning from a local operator through Texas Department of Housing and Community Affairs (TDHCA). TDHCA did not transfer a formal waiting list, therefore BCHA had to create its own by opening the waiting list in March 2006.

2005	2006	2007	2008	2009	2010
In 2005 while under the administration of TDHCA the Section 8 program was under leased with a lease-up rate of 438 and an allocation of 560 vouchers. No formal waiting list transferred from TDHCA. However 10 applicant names were provided to BCHA for the waiting list.	The 10 applicants from TDHCA were pulled and briefed. BCHA opened its first waiting list March 1-7, 2006 and received 938 applications. During 2006 a total of 324 applicants were pulled from the waiting list leaving the total at 614.	265 applicants pulled for briefing. Less than one half responded to the briefing notice. The waiting list was purged on 12/07/07 as a result 131 applicants were left on the waiting list.	The waiting list was re-opened February 25-29, 2008 and a total of 1,076 applications were received. A total of 131 applicants were pulled for briefing.	BCHA pulled 80 applicants for briefing. In March the waiting list was purged leaving a total of 509 applicants remaining on the waiting list. December 2009 an additional 46 applicants were pulled for briefing.	In March BCHA pulled 100 applicants from the Waiting List for briefing. In April purged the Waiting List leaving a total of 223 applicants. June 1-7, 2010 re-opened the waiting list and received 1,493 applications.

9.0

9.1	<p>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.</p> <p>BCHA will address the need for housing applicants on the waiting list by applying for additional vouchers when a Notice of Funding Availability (NOFA) is made available. Recent NOFA's put out by HUD has been designated for specific groups that were not applicable for BCHA. Applicants are pulled from the waiting list as, turnover vouchers are made available. BCHA purged its waiting lists every two years or sooner when determined necessary.</p> <p>BCHA purged its waiting list in April, 2010 and the waiting list was reopened list for new applicants June 7 - 11, 2010.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>From 2005 to part of 2007 BCHA lease-up and utilization rate was below 95 percent.</p> <p>By the end of 2007 the lease-up rate had reached 95%. Families were pulled from the waiting list briefed and issued vouchers. The waiting list was purged and re-opened. More applicants were pulled from the waiting list, briefed and issued vouchers. By the end of 2008, 98% of the vouchers were leased. This number includes turnovers. BCHA has maintained 95-98% lease-up/utilization rate. The SEMAP ranking has gone from non-ranking to Standard Performer and for the last two years High Performer.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>BCHA does not have Significant Amendment and Substantial Deviation/Modification since the last 5-Year Plan.</p>
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual 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. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

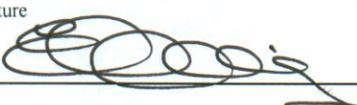
BRAZORIA COUNTY HOUSING AUTHORITY
PHA Name

TX484
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - ~~20~~

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
E.J. "Joe" King	COUNTY JUDGE OF BRAZORIA COUNTY
Signature	Date
	07-13-10

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, E. J. "Joe" King the County Judge of Brazoria County certify that the Five Year and
Annual PHA Plan of the Brazoria County Housing Authority is consistent with the Consolidated Plan of
State of Texas prepared pursuant to 24 CFR Part 91.

 7-13-10
Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Brazoria County Housing Authority

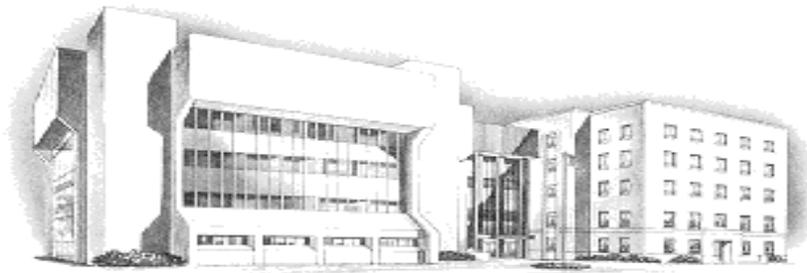
TX484

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Title
E.J. "Joe" King	BRAZORIA COUNTY Judge
Signature 	Date 07-13-10

NANCY FRIUDENBERG
DIRECTOR



JENNIFER CRAINER
ASSISTANT DIRECTOR

BRAZORIA COUNTY HOUSING AUTHORITY

The 2010 Advisory Board includes the following Section 8 Participants:

JOYCE ROBINSON
1702 Skinner #5104
FREEPORT, TX. 77541

JOHN E. TATE
120 Garland #2125
Lake Jackson, TX. 77566

The 5-Year and Annual Plan was available for public view on May 21, 2010 at the Brazoria County Community Development and Welfare Department located at 1524 E. Mulberry, Suite 162, Angleton, Texas between 9:00 a.m. and 4:00 p.m. Monday thru Friday. Public hearings regarding the 5-Year and Annual Plan were held Tuesday, June 22, 2010 at 9:00 .m. and June 23, 2010 at 6:00 p.m. at the Commissioners' Courtroom located at the Brazoria County Courtroom, 111 E. Locust Street, Angleton, Texas. There were no comments from the public or the Advisory Board.

Nancy Friudenberg,
Program Director

1524 E. EAST MULBERRY, ANGLETON, TEXAS 77515

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Brazosport Area
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