

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

PHA Plan

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan

Agency Identification

PHAName: CityofLongview

PHANumber: TX459

PHAFiscalYearBeginning: 10/2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

AnnualPHAPlan
PHAFiscalYear2002
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA

SmallAgency(<250PublicHousingUnits)

AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan (AttachmentA)

[24CFRPart903.79(r)] -TheFY02HousingPlanwaspreparedinaccordancewithHUDguidelines fortheSection8Voucherprogram,includingFamilySelfSufficiency,asanupdatetotheFY00Five yearHousingPlan.ItservesasanaddendumtotheConsolidatedPlanoftheCityofLongview,Texas. AnExecutiveSummarywaspreparedtoaccompanytheFY02HousingPlan.

iii. AnnualPlanTable ofContents

[24CFRPart903.79(r)] -ProvideatableofcontentsfortheAnnualPlan ,includingattachments,anda listofsupportingdocumentsavailableforpublicinspection .

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- A Executive Summary(tx459a02)
- B Analysis of Impediments(tx459b02)
- C Certifications(tx459c02)
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Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed, or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program (City Budget)	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Others supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	72%	5	4	5	4	3	4
Income > 30% but <= 50% of AMI	67%	5	4	5	4	3	4
Income > 50% but < 80% of AMI	33%	3	4	4	3	3	3
Elderly	30%	5	5	5	5	3	5
Families with Disabilities	7%	5	5	5	5	3	5
White/Non-Hispanic	21%	5	4	4	4	3	4
Black/Non-Hispanic	41%	5	4	5	5	3	4
Hispanic	51%	5	4	5	4	3	4
All Households	26%	5	4	5	4	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2002
 - X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
 - American Housing Survey data
Indicate year:
 - Other housing market study
Indicate year:
 - x Other sources: (list and indicate year of information)
- Current Section 8 waiting list

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% total families	Annual Turnover
Waiting list total	391		Less than 100 leased plus those that are purged
Extremely low income (<=30% AMI)	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	374	96%	
Elderly families	12	3%	
Families with Disabilities	5	1%	
White/NonHisp.	90	22%	
Black, NonHisp.	297	76%	
Hispanic	0	0%	
Other	4	Less than 1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Str ategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublic housingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- X Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- X Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- X Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- X Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- X ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed -finance housing
- X Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: City support efforts of Pineywoods HOME Team (CHDO) to develop new multi -family housing apartment complex in de -concentrated area of City, at least part of which would be targeted to Section 8 participants.

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

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- X Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
 - Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - X Apply for special -purpose voucher targeted to families with disabilities, should they become available
 - X Affirmatively market to local non -profit agencies that assist families with disabilities
 - X Other: (list below)
- Administer Shelter Plus Care Program for the City of Longview

Need: Specific Family Types – Races/Ethnicities w/ disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community

- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)

Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY01)		
a) Section 8 Administration Funds Reserve	\$538,621	As of 10/1/01
Annual Section 8 Assistance	\$2,898,787 \$398,987	Section 8 HAP Assistance Estimated Administrative Funds
b) CDBG FY02 Entitlement Allocation Prior Year Obligated/Unexpended	\$1,032,000 \$798,218	Rehab., Adaptation, Public Ser., Admin. & Public Facility activities
c) FY02 HOME Entitlement Allocation Prior Year Obligated/Unexpended	\$458,000 \$262,245	Rehab, New Construction, Admin. & CHDO activities
Other Federal Grants (list below)		
Family Self Sufficiency (estimated)	\$50,000	FSS Coordinators salary/benefits
Shelter Plus Care (current grant)	\$169,000	S+C Program HAP &
FY03 grant renewal (submitted)	\$128,000	Administration
1. Prior Year Federal Grants (un - obligated funds only) CDBG HOME	\$11,000	To be determined
4. Non - federal sources		
Private community donations for FSS program	\$7,000	Support services for FSS participants
Total resources	\$6,741,858	Administer Housing and C/D Programs

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredtocompletesubcomponent 3A.

B.Section8

Exemptions:PHAsthatdonotadministersection8arenotrequiredto completesub -component3B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1)Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- X Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- X Other (list below)

b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

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

- Criminal or drug -related activity
- X Other (describe) - List of former landlords for references

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- X None
- Federal public housing
- Federal moderate rehabilitation

- Federal project -based certificate program
- Other federal or local program (list below)

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

- X PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Extensions are granted because there is a 95% lease - up rate with rental units in Longview making suitable units difficult to find.

(4) Admissions Preferences

a. Income targeting

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program of families at or below 30% of median area income?

b. Preferences

1. Yes **X No** : Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5.IfthePHAplanstoemploypreferencesfor“residentstwholiveand/orworkinthe jurisdiction”(selectone)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6.Relationshipofpreferencesto incometargeting requirements:(selectone)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverning eligibility,selection,andadmissionstoanyspecial -purpose section8 program administeredbythePHAcontained?(selectallthatapply)

- X* The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purpose section8 programstothe public?

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

B.Section8Tenant -BasedAssistance

Exemptions:PHAsthatdonotadministerSection8tenant -basedassistancearenotrequiredto completesub -component4B. **Unless otherwise specified,all questions in this section apply only to the tenant -based section8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1)PaymentStandards

Describe the voucher payment standards and policies .

a.WhatisthePHA'spaymentstandard?(selectthecategorythatbestdescribesyour standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- X Above 110% of FMR (if HUD approved; describe circumstances below)

Because of its location, Longview has been included in the East Texas Desegregation lawsuit, Young vs. Martinez. With this in mind, and for the reasons listed below, HUD increased the payment standard for Longview/Gregg County to 112% of FMR, along with the rest of the MSA, which includes Harrison and Upshur Counties.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- X FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- X Reflects market or submarket
- X To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- X Success rates of assisted families
 - X Rent burdens of assisted families
 - X Other (list below)
- Rents in the area

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Section 8 Housing Choice Voucher program is administered by the Housing and Community Development Division of the City of Longview, Texas. Employees who work with the Section 8 programs include the Housing and Community Development Manager, Housing Supervisor, Housing Services Specialist (FSS Coordinator), Administrative Secretary, Housing Inspector, three and one-half Customer Service Representatives and one part-time STEP Employee. The Housing and Community Development Division are under the umbrella of the City’s Community Destinations Department. The Housing and Community Development Manager reports to the Director of Community Destinations, who reports to the Assistant City Manager, and ultimately to the City Manager, Mayor and City Council. The Housing and C/D Manager also serves as staff liaison to the Consolidated Plan Advisory Committee, a committee of citizens appointed by the Council to make recommendations to the Council regarding the Housing Plan, Consolidated Plan and Housing and C/D programs/activities. In addition, the Section 8 Advisory Board may review decisions and make policy recommendations.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units/Families Served at Beginning FY	Expected Turnover
Total Section 8 Vouchers	589	Avg 10/month
Special Section 8 Vouchers – Voluntary Family Self Sufficiency (FSS)	55 (incl. in 589)	N/A
Other Federal Programs (list individually)		
Shelter Plus Care	42	10 per year

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below) – Administrative Plan and Applicable City of Longview policies and procedures

PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. Public Housing

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office

Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredto completethissection.

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredto completethissection.

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredto complete11A.

B.Section8TenantBasedAssistance

1. Yes No: DoesthePHAplantoadministeraSection8Homeownership programpursuanttoSection8(y)oftheU.S.H.A.of1937,as implementedby24CFRpart982?(If“No”,skiptocomponent 12;if“yes”,describeeachprogramusingthetablebelow(copy andcompletequestionsforeachprogramidentified),unlessthe PHAiseligibletocompleteastreamlinedsubmissiondueto highperformerstatus. **HighperformingPHAs** mayskipto component12.)

2.ProgramDescription:

a.SizeofProgram

Yes No: WillthePHAlimitthenumberoffamiliesparticipatinginthe section8homeownershipoption?

Iftheanswertothequestionabovewasyes,whichstatementbestdescribesthe numberofparticipants?(selectone)

- 25orfewerparticipants
- 26- 50participants
- 51to100participants
- morethan100participants

b.PHA -establishedeligibilitycriteria

Yes No: WillthePHA’sprogramhaveeligibilitycriteriaforparticipationin itsSection8HomeownershipOptionprograminadditiontoHUD criteria?

Ifyes,listcriteriabelow:

12. PHACommunityServiceandSelf -SufficiencyPrograms

[24CFRPart903.79(l)]

ExemptionsfromComponent12:HighperformingandsmallPHAsarenotrequiredto completethis component.Section8 -OnlyPHAsarenotrequiredto completesub -componentC.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed? 7/03/00.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- X Other: TANF Representative on FSS Coordinating Committee

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes X No: Does the PHA coordinate, promote or provide any programsto enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	FSS Action Plan commitment of 55	52 (as of 7/2/02)

b. X Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)
During initial briefing/admission, clients/tenants are informed that income reductions due to non-compliance with Dept. of Human Services (TANF) will not be used to reduce rent (i.e., rent will be calculated using original TANF amount).

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes X No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17.PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached as Attachment (Filename)

X Provided below:

Comments were received from three (3) individuals:

A.

"I read over the draft plan. I think on one way to help people become self-sufficient would be to get a public transportation system that doesn't cost too much. That way, people who didn't have another form of transportation would be able to have access to better jobs. I also think when women are released from the Women's Center they should be able to move into building where other women live. This building should be very secured and safe to protect them from being faced with their abuser again. I think the FSS program is a very good program. You can learn a lot by attending the meetings and applying it to your life. I also think all apartment complexes should be fixed to where people who are in wheelchairs can have easy access in and out of their apartments." Glenda Parker

B.

"Likes –

The City will apply for additional Section 8 rental vouchers and certificates and expand the family self-sufficiency program as funding permits and there is a need for additional funds for childcare, transportation and training.

Longview will continue the homeownership assistance programs already in place (closing cost/down payment).

Dislikes –

There is not enough funding for Homeless people. There is not enough agency to help people pay their utility bills.

The waiting list for people needing to repair their homes shouldn't take 2 years." Phyllis Morrow

C.

"There are definite merits as proposed in the draft, but, however there are obstacles to meeting many priorities as proposed under the plans. One obstacle is lack of funding to the City from Federal and state resources, which has caused the City of Longview Housing and Community Development Department to be backlogged with applications which demonstrates the need for additional rent assistance and affordable housing in the area. Though some rental assistance is provided through the City of Longview and there are no restrictions to residency in specific areas, it is extremely difficult for Section 8 Housing participants to obtain decent, affordable housing in most non-minority areas. With

the exception of those landlords whose rent in slum areas of the City, many landlord/owners make excuses for not renting to Section 8 participants or are willing to accept housing certificates for some times sub standard housing. There is a substantial need for rehabilitation assistance as shown by the long waiting list periods. There are several vacant houses throughout the Longview area that could possibly be rehabilitated to rental dwellings. Certainly a need for housing stock. The City's hands are tied if they don't receive rehabilitation assistance (Priority #2 -0-funding, CDBG -0-funding). Construction of low/moderate income affordable housing in the SLIP Area is a great plan. Transitional housing is essential in encouraging families to regain financial stability.

Table 7, #6, Assisting non-disabled seeking employment. This anti-poverty tragedy is good along with networking. Additional funding to the City is necessary if the expenses described in the draft are to be met." Dorothy Turner

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. X Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- x Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Longview Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply) *This PHA Plan is to be submitted as an addendum to the City's Consolidated Plan.*

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- a. Apply for additional Section 8 Vouchers as funding is available
 - b. Continue to voluntarily administer Family Self Sufficiency
 - c. Consider development and implementation of Section 8 Homeownership Program
- Other: (list below)

1. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The Section 8 program is administered by the city of Longview, Housing and Community Development Division. This division is also responsible for development and submission of the City's Consolidated Plan. Combined Public Hearings were held for the plans in order to assure that housing needs were fully addressed in the Consolidated Plan.

D. Other Information Required by HUD

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

Attachments

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

Attachment A: Executive Summary

Attachment B: Analysis of Impediments

Attachment C: Certifications

Attachment D: Cover Letter

Attachment E: Organizational Chart

Attachment A

Executive Summary
FY02 Housing Plan Update
City of Longview, Texas

The FY02 update to the Housing Plan has been prepared in accordance with HUD guidelines for the Section 8 Voucher program, including Family Self Sufficiency (FSS), and will continue to be updated/submitted annually as an addendum to the Consolidated Plan of the City of Longview, Texas.

Housing Plan Certification of Compliance w/ Housing Plans and Related Regulations
State/Local Government Certification of Consistency w/ Consolidated Plan
Fair Housing Documentation: 1. Documentation regarding examination of existing/proposed programs/identification of impediments to fair housing choice in those programs 2. Documentation regarding addressing those impediments in fair/reasonable fashion 3. Efforts to implement initiatives to affirmatively further fair housing requiring PHA involvement
Consolidated Plan, including Analysis of Impediments to Fair Housing Choice” and supporting back -update regarding housing needs in the jurisdiction
Most recent council approved operating budget for PHA
Section 8 Administrative Plan
Cooperative agreement, if any, between PHA and TANF agency
FSS Action Plan for Section 8
Most recent fiscal year audit of PHA, results and response to findings, if any

Attachment A

Statement of Housing Needs

Housing Needs of Families in Jurisdiction(s) Served by PHA							
Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	72%	5	4	5	4	3	4
Income > 30% but ≤ 50% of AMI	67%	5	4	5	4	3	4
Income > 50% but < 80% of AMI	33%	3	4	4	3	3	3
Elderly	30%	5	5	5	5	3	5
Families with Disabilities	7%	5	5	5	5	3	5
White/Non-Hispanic	21%	5	4	4	4	3	4
Black/Non-Hispanic	41%	5	4	5	5	3	4
Hispanic	51%	5	4	5	4	3	4
All Households	26%	5	4	5	4	3	4

Information Source: U.S. Census: the Comprehensive Housing Affordability Strategy (CHAS) dataset and current Section 8 Waiting List

Strategies for Addressing Housing Needs
Need: Shortage of Affordable Housing for All Eligible Populations
Strategy #1: Maximize # of Affordable Units Available to Section 8 Participants w/ current resources
Maintain/Increase Section 8 lease - uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
Implement measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
Maintain/Increase Section 8 lease - uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
Maintain/Increase Section 8 lease - uprates by effectively screening Section 8 applicants to increase owner acceptance of program
Participate in Consolidated Plan development process to ensure coordination with broader community strategies
Strategy #2: Increase # of affordable housing units
Apply for additional Section 8 units should they become available
Need: Specific Family Types - Families at/below 30% of AMI
Strategy #1: Target available assistance to families at/below 30% of AMI
Exceed HUD federal targeting requirements for families at/below 30% of AMI in tenant-based Section 8 assistance

Attachment A

Adoptrentpolicieshatencourageparticipantfamieliestowork
Need: Specific Family Types –The Elder ly
<i>Strategy#1: Target Available AssistancetotheElderly</i>
Applyforspecialpurposevoucherstargetedtotheelderly,if/whenavailable
Need: Specific Family Types -FamilieswithDisabilities
<i>Strategy#1: Target Available AssistancetoFamilieswithDisabilities</i>
Applyforspecialpurposevoucherstargetedtofamiliesw/disabilitiesif/whenavailable
AdministerShelterPlusCareProgramsfortheCityofLongview
Need: Specific Family Types -Races/Ethnicitiesw/Disproportionate HousingNeeds
<i>Strategy#1: Increase Awareness of Resources Among Families of Races and Ethnicitiesw/Disproportionate HousingNeeds</i>
AffirmativelyMarkettoRaces/EthnicGroupsw/DisproportionateHousingNeeds
<i>Strategy#2: Conduct ActivitiestoAffirmativelyFurtherFairHousing</i>
CounselSection8TenantsRegardingUnitLocationsOutsideAreasofPovertyor MinorityConcentration
MarketSection8ProgramtoOwnersOutsidePoverty/MinorityConcentrationAreas

Overall Strategy Selection: Factors Influencing Strategy Selection
ExtentParticularHousingNeedsMetbyOtherOrganizations
HousingNeedsOutlinedinConsolidatedPlanandInformationAvailabletoPHA
CommunityPrioritiesRegardingHousingAssistance
ResultsofConsultationwithLocal/StateGovernment
ResultsofConsultationwithAdvocacyGroups

Attachment A

Table D: Statement of Financial Resources		-Planned Sources/Uses
Sources: 2001 Federal Grants	\$\$\$	Planned Uses
Housing Admn Fund Balance 10/01	\$538,621	To be determined
Est. Annual FY02 Contributions (HAP)	\$2,898,787	Section 8 Rental Assistance (HAP)
Est. FY02 Admn Funds	\$398,987	Administrative Funds
CDBG FY02 Allocation	\$1,032,000	CDBG Programs, Activities and
Prior Year Obligated/Unexpended (est)	\$798,218	Administration
FY02 HOME Allocation	\$458,000	Administer/Implement HOME
Prior Year Obligated/Unexpended	\$262,245	Program/Activities
Est. Family Self Sufficiency Grant	\$50,000	FSS Coordinator Salary/Benefits
Shelter Plus Care Existing Grant	\$169,000	Shelter Plus Care HAP/Admin Funds
Shelter Plus Care FY03 Application	\$128,000	Shelter Plus Care HAP/Admin Funds
Prior Year Un -Obligated CDBG Funds	\$11,000	To be determined
Estimated Private donations	\$7,000	Supportive services for FSS
		Participants
Total Estimated Resources	\$6,741,858	Administer Section 8 Voucher and
		Community Development Programs

Section 8/PHAP Policies Governing Eligibility/Selection/Admissions
Eligibility
Extent of Screening for Prospective Section 8 Participants
Screen for Criminal/Drug -Related Activity More than Required by Law/Regulation
Check Tenant Lists Leaving Other Housing Authorities Owing Money
Request Criminal Records from Local Law Enforcement Agencies for Screening Purposes
Search Time -Grant Extension on Standard 60 -Day Unit Search Period due to High Lease-up Rate and Shortage of Suitable Units
Admission Preferences -Date/Time of Application Established as Sole Preferences
Income Targeting -Exceed Federal Targeting Requirements with 75% of New Admission to families at/below 30% of AMI
Special Purpose Section 8 Assistance Programs -City is Not Currently Funded for any Special Purpose Section 8 Programs

Attachment A

Section 8 PHA Rent Determination Policies
Payment Standards
<p>Payment Standard set at 112% of HUD Fair Market Rent (FMR) for Longview/Marshall MSA, which includes Gregg, Harrison and Upshur Counties. Current FMRs are not adequate to ensure success among assisted families in Longview, resulting in a higher payment standard that reflects the market. The higher payment standard increases housing options for participating families.</p> <p>Payment Standards are re-evaluated annually for adequacy.</p> <p>Factors in Assessment of Adequacy of Payment Standard</p> <ul style="list-style-type: none"> Success Rates of Assisted Families Rent Burden of Assisted Families Area Rents
<p>Minimum Rent - There is no minimum rent for City of Longview Section 8 Participants</p>

Operations and Maintenance
PHA Management Structure
<p>The Section 8 Housing Choice Voucher program is administered by Housing and Community Development, a division of the City of Longview, Texas. Housing staff working directly with the Section 8 program include the following: Housing and Community Development Manager, Housing Supervisor, Housing Services Specialist (FSS Coordinator), Administrative Secretary, Housing Inspector, and three full-time and one part-time Customer Service Representatives. The Housing and Community Development Division are under the umbrella of the Community Destinations Director, who reports to the Assistant City Manager, and ultimately to the City Manager, Mayor and City Council. The Housing and C/D Manager is also liaison to the Consolidated Plan Advisory Committee, a committee of citizens appointed by the City Council to make recommendations to Council regarding the Consolidated Plan, Housing Plan and other programs/activities of the department.</p>

HUD Programs Under PHA Management		
Program Name	Estimated Families Served Beginning of FY02	Expected Average Turnover
Section 8 Vouchers (includes FSS)	589	10/Month
Shelter Plus Care	42	10/Year

Attachment A

Management and Maintenance Policies
Administrative Plan
Applicable City of Longview Policies and Procedures

Grievance Procedures
The City of Longview has not established informal review procedures for applicants to the Section 8 assistance program or informal hearing procedures for families assisted by the Section 8 assistance program in addition to federal requirements found at 24 CFR 982,
Applicants or assisted families contact the Housing and Community Development Office to initiate the informal review and informal hearing processes.

Home Ownership Activities
Section 8 participants are income eligible to participate in the City's CDBG/HOME funded home ownership activities to include Down Payment/Closing Cost Assistance (CDBG) and new construction (HOME). The City also offers additional financial incentives through the South Longview Improvement Program (SLIP) for new single family infill housing construction in the designated SLIP area. The City of Longview is currently in the process of making a determination regarding the development of a local Section 8 Home Ownership program. FSS participant earns a credit that may be applied to the purchase of a home or related costs.

PHA community Service and Self - Sufficiency Programs
<i>PHS Coordination with Welfare (TANF) Agency</i>
Cooperative Agreements - The Housing and Community Development Division entered into a cooperative agreement with the TANF Agency on December 16, 1993, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937).
Other Coordination Efforts Between PHA and TANF Agency
<ul style="list-style-type: none"> Client Referrals Information Sharing Regarding Mutual Clients (rent determination, etc.) Provision of specific social and self-sufficiency services and programs to eligible families TANF representative on FSS Program Coordinating Committee

Attachment A

Services and Programs Offered to Residents/Participants		
Family Self Sufficiency - The City of Longview voluntarily administers Family Self Sufficiency to assist Section 8 participants to gain full financial independence from all types of public assistance programs for themselves and their families.		
Family Self Sufficiency Participation		
Program	FSS Action Plan Required Participants	Estimated Participants 10/02 (Actual Participants 7/02)
Section 8 FSS	55	55(52)
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 initiating the following:		
Establishing/Pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services		
Establishing a protocol for exchange of information with all appropriate TANF agencies		

Civil Rights Certifications : Civil rights certifications are included in the Housing Plan Certifications of compliance with the Housing Plan and Related Regulations

Fiscal Audit

The City of Longview 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.

Attachment A

Other Information
Resident Advisory Board Recommendations: Therecommendationsofthe residentadvisoryboardandtheactionstakentoaddressthoserecommendationsare asfollows: (CommentsfromBoardtobeinsertedhere).
StatementofConsistencywithJurisdiction'sConsolidatedPlan -Cityof Longview, Texas: Thecityhastakenthefollowingstepstoinsureconsistencyofthe HousingPlanwiththeConsolidatedPlanforthejurisdiction.
<p>ThisHousingPlanissubmittedasanaddendumtotheConsolidatedPlan.</p> <p>Thestatementofneedsoffamiliesinthejurisdictionisbasedontheneeds expressedintheconsolidatedPlan.</p> <p>TheConsolidatedandHousingPlanweredevelopedasoneunit.</p> <p>ActivitiestobeundertakenbytheCityinthecomingyearareconsistentwith theinitiativescontainedintheConso lidatedPlan.</p> <p>TheConsolidatedPlanofthejurisdictionssupportstheHousingPlanwiththe followingactionsandcommitments:</p>
<p>TheSection8programisadministeredbytheCityofLongview' HousingandCommunityDevelopmentDivision.Thisdivisionisalso isresponsibleforpreparationoftheCity'sConsolidatedPlan.</p> <p>Publichearingswereheldfortheplansinordertoassurethat housingneedswerefullyaddressedintheConsolidatedPlan.</p>

Attachment B

ANALYSIS OF IMPEDIMENTS

The City of Longview Housing and Community Development Division coordinated the Analysis of Impediments to Fair Housing. Members of the community familiar with housing needs are invited to participate in the development of this document.

A. **Participants** - The following agencies were invited to participate in the Analysis of Impediments to Fair Housing Choice:

- | | |
|-------------------------------|--|
| City of Longview | Longview News - Journal |
| Gregg County Bar Assoc. | City of Kilgore Housing Dept. |
| Newgate Ministries | Special Health Resources of East Texas |
| Regional Community Foundation | East Texas Legal Services |
| East Texas CASA | Longview Nonprofit Coalition |
| Parenting Resource Center | Longview Community Ministries |
| East Texas Literacy Council | |
| Habitat for Humanity | |
| Sabine Valley Center | |

B. **Methodology** - Each of twenty members provided unique perspective in July 1999 re: Fair Housing and the six protected statuses (Race/Color, National Origin, Religion, Sex, Familial Status, and Handicap/Disability). Subsequent to the original task force, follow up surveys have updated information acquired in the original study.

Public Transportation	Most serious impediment in 1995 Analysis and subsequently identified as a continued likely impediment.
Housing Provider Education	Addresses lack of knowledge re: Fair Housing legislation by rental property owners as well as individuals selling property without licensed agent trained in Fair Housing statutes.
Location of Affordable Housing	Affordable housing is often located in racially impacted areas, as identified in Young lawsuit. Identified in survey as a likely impediment.
Consumer Education	Lack of knowledge of Fair Housing legislation by those who may be identified as a member of a protected group.
Laws/Legal Actions	Need for additional legislation or other court action to address enforcement of the Fair Housing Act within the City of Longview.

Funding

The cost of the Analysis of Impediments is funded by the City of Longview's Community Development Block Grant funds under the category of Planning.

D. **Impediment Survey** - Survey results are illustrated in the following chart:

**IMPEDIMENTSTOFAIRHOUSING
SurveyResults**

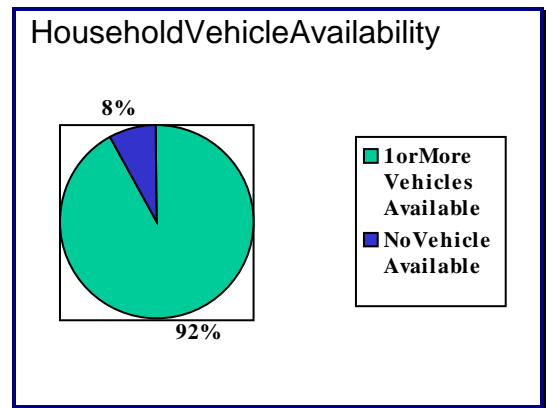
<i>Impediments</i>	<i>Public Transportation</i>	<i>Provider Education</i>	<i>Location of Affordable Housing</i>	<i>Consumer Education</i>	<i>Laws/Legal Actions</i>
Protected Status					
Race/Color	Likely Impediment	Likely Impediment	Likely Impediment	Possible Impediment	Unlikely Impediment
Handicap	Likely Impediment	Likely Impediment	Likely Impediment	Possible Impediment	Unlikely Impediment
National Origin/Ethnicity	Likely Impediment	Possible Impediment	Likely Impediment	Possible Impediment	Unlikely Impediment
FamilialStatus	Possible Impediment	Possible Impediment	Possible Impediment	Unlikely Impediment	Unlikely Impediment
Sex	Possible Impediment	Unlikely Impediment	Unlikely Impediment	Unlikely Impediment	Unlikely Impediment
Religion	Possible Impediment	Unlikely Impediment	Unlikely Impediment	Unlikely Impediment	Unlikely Impediment

E. ActionsToAddressImpediments

Intra-CityPublicTransportation

The most serious impediment continues to be the lack of adequate intra-city public transportation. This problem impacted the Protected Statuses of Race/Color, Handicap, and National Origin/Ethnicity.

Though the majority of residents own automobiles, the lack of public transportation severely limits opportunities for those without cars. Nationally, transit accounts for just over two percent of all trips, with public transportation typically used by groups who are traditionally under-served by other means of transportation. This group includes low-income individuals who cannot afford to own and operate a car; the elderly whom maybe unable or unwilling to drive; and the disabled who are physically or mentally unable to operate a vehicle.



Public bus systems have existed at various times in Longview, but no general public transportation system has operated in Longview since the 1970's. Some transportation needs have been met through limited programs and client services through social service agencies, such as MHMR, Medicaid, etc. In the early 1990's the Action Longview Strategic Planning group and the Mayor's Commission on the Aging identified a need for more public transportation in Longview. In 1992 the Texas Department of Transportation undertook a study on public transportation needs/options, which indicated need for public transportation in Longview and outlined several options for meeting that need. In January 2000, Longview City Council requested an update to the 1995 Fixed Route Feasibility Study. In March 2000,

the East Texas Council of Governments (ETCOG) and the City of Longview contracted with LKCC Consulting Services, Inc. (LKCC) for the update. With the passage of the Transportation Equity Act for the 21st Century (TEA -21) implementation moved forward.

As noted in the City of Longview Transit Study, concentrations of senior citizens, disabled persons, low-income households and families without automobiles exist within the City, with limited access to many basic necessities, such as employment, medical appointments, social services and shopping. Additionally, access is also limited to services related to quality of life such as recreation, vocational training and higher education. While areas of transit need are primarily concentrated south of Highway 80, transit generators (apartment complexes and retirement homes) are found throughout the city. Transit attractors such as employment opportunities, medical facilities and essential shopping are highly concentrated in the northern part of the City and tend to be located distant from the areas of highest transit need.

The City of Longview is now moving forward to implement a Fixed Route Initial transit system, with a target start-up date of January 2003. The system is anticipated to have 3 routes, utilizing 9 peak vehicles, which should allow 100% of the current client base access to new services, not previously accessible, throughout the city.

Housing Provider/Consumer Education

The need for housing provider education was identified as a possible impediment for the Protected Status' of Race/Color, Handicap, National Origin/Ethnicity and Familial Status. The need for consumer education was identified as a possible impediment for the Protected Status' of Race/Color, Handicap, and National Origin.

While professional housing providers such as real estate agents, property managers and mortgage lenders are trained in Fair Housing legislation many rental units are owned and managed by non-professional landlords whom may not be fully aware of Fair Housing statutes. The City of Longview will continue to provide information regarding Fair Housing and offer training on Fair Housing issues. Utilizing CDBG funds, the City can hire a qualified consultant to conduct free training for housing providers with an interest in furthering their knowledge of Fair Housing, with special outreach to those who have had no previous training.

Utilizing the same method, the City can provide information to the general citizenry concerning their Fair Housing rights. Currently information is distributed at various public gathering such as Cinco De Mayo Celebration, Martin Luther King Day celebrations, the annual Longview Home Show, etc., and by news information releases, especially during Fair Housing Month, and by information shown on the City's access channel of local cable television. These activities will continue, along with public informational sessions conducted by a qualified Fair Housing consultant.

Location of Affordable Housing

The location of affordable housing was identified as a possible impediment to the Protected Status' of Race/Color, Handicap, National Origin/Ethnicity and Familial Status. This relates to the lack of public transportation, as those most likely to need public transportation may also be identified by a protected status. The need for proximity of housing to work/family/school may affect a family's ability to find suitable housing.

Primary barriers to developing affordable housing are land costs and local market characteristics. The combination of high land costs and marginal differences in cost of construction leaves little incentive for private developers to market affordable housing.

Longview maintains a market for new construction upscale housing (i.e., \$150,000+). However, new construction continues to be limited for affordable for low/moderate income homebuyers. To encourage owner-occupied single-family construction, City Council adopted an Ordinance initiating the South Longview Incentive Program (SLIP). This program offers the following incentives to property owners constructing new single-family housing in a specific area of South Longview:

1. Exemption from fees associated with water/sewer taps.
2. Exemption from fees for all permits associated with the new construction.
3. Exemption from fees associated with any re-zoning, platting, variances, re-platting or site plan review associated with the project.
4. Subject to funding availability, the City may pay costs associated with demolition and debris removal on lots proposed for new construction.
5. Allow moderate income homeowner building a new home in SLIP area may qualify for up to \$10,000 in down payment and closing cost assistance, as long as funds are available.
6. Purchasers of lot to be used for new construction in SLIP may request that outstanding City liens be released at no cost (requires Council approval).

The property owner must be willing to comply with the following guidelines to receive the incentives. Only new construction of single-family housing for owner-occupancy is eligible. Rental property is not eligible.

- ? Properties located in the identified area of Longview as shown on the attached map will be eligible for these incentives. No incentives will be granted for properties located in a floodplain.
- ? Incentives will be granted to individuals and developers who will build single-family housing for owner-occupancy. Only new construction is eligible. Developers will be required to agree to have an alien placed on the property to insure that the new housing is made available to buyers for the purpose of owner occupancy.
- ? If a substandard house is to be removed from the lot prior to the new construction, assistance may be available from the City's building standards budget to complete the demolition at no cost to the property owner depending on the availability of funds and qualified City contractors. Only structures determined to be substandard and in need of demolition under the provisions of applicable City ordinance are eligible.
- ? Requests for construction of infrastructure to enable development of property may be considered on a case-by-case basis if funds are available and within the guidelines of the City's Capital Improvements Program and will contribute substantially to the City's tax base.

The FY01 CDBG budget included debt-obligating prior year funds totaling \$125,000 for grants of up to \$10,000 each for eligible First Time Home Buyers to purchase Pineywoods HOME Team (CHDO) newly constructed houses in the SLIP area. It is now possible for a first time new homebuyer to take advantage of the SLIP program as well as the homeownership program for a possible total savings of as much as \$12,000. At an

estimated \$45 per square foot building cost for non-luxury housing, the incentives could provide as much as 25% of the construction costs of a modest 1,000 sq. ft home.

Mortgage Financing

Some local financial institutions and mortgage companies have special programs targeted toward low-to-moderate income families which use a liberal method of determining credit worthiness and require low down payments. The City has budgeted CDBG funds for down payment and closing cost assistance for first time home buyers since 1991. The FY 2002 budget includes approximately \$215,000 of prior year funding for home buyers. Of that, approximately \$90,000 is available citywide, with \$125,000 being targeted for use in the SLIP area. The citywide prior year funds remain available due to the implementation of Federal Lead Based Paint regulations, which severely impacted the public's ability to utilize the City's grant funds through its down payment and closing cost assistance programs.

total

Jurisdictional Data

A. Demographic Data (Unless otherwise noted, all statistics in this section are from the 1990 census.)

Race	Population		Change
	1990	2001	%Change
White	53,884	51,417	-4.6
Black	13,989	16,214	+15.9
Asian/Other	415	625	+51
Hispanic	2,130	5,088	+139
Total	70,311	73,344	+5

The population of Longview grew five percent (5%) between 1990 and 2000. The estimated total population according to the Census Bureau in 2000 was 73,344. Assuming this figure is accurate, the growth of the city continues to slow. Statistics indicate that Hispanic student enrollment in Longview ISD increased 5.6% from 1994 to 1999. Overall, Longview's Hispanic population continues to increase at a rate far exceeding that of all other identified groups.

In 1990, census tracts 1, 9, 10, 11, 12, 13, 14, and 15 were identified as having racial/ethnic minority concentration. An area of racial/ethnic concentration is defined as having a higher percentage of minorities than the city as a whole. The percentage of minority population of Longview has grown from 25% to 32%. According to the 1990 census, any area with 25% or more minority concentration is an area of minority concentration. This figure appears now to have increased to 32% in FY00. (See map showing minority/ethnic concentrations.)

B. Income Data

An area of low income concentration (CDBG target area) is defined as having more than 50% of residents below 80% of median income. CDBG target areas increased between 1980 and 1990, and appear to have increased again with the results of the 2000 census. (See map showing CDBG target areas)

The area's economy has been slow to recover from employment loss and the slow down in the oil industry in the mid-1980's. Since 1998, two industrial employers, Stroh Brewery and USI closed, and a third major employer, Texas Eastman experienced a major decline in employees, due to both attrition and job deletion. Although the unemployment rate of Longview's MSA has followed the declining trend of the state, it remains higher than comparable MSA's in Texas.

Gross sales in Longview's MSA increased twenty-five percent (25%) between 1990 and 2000. However, gross sales in recent months have begun to slip into negative territory, indicating more static sales figures, at best.

Housing Profile

Renters -

A 1997 market study found 18,314 rental households in Longview, up from the 1990 census figure of 11,407. Estimates are that 39% of renters have some kind of housing problem. Renters currently comprise 25% of households in Longview.

The 1990 census identified 2,360 **extremely low-income renter** households. Seventy-five percent (75%) have housing problems. Seventy-two percent (72%) have a cost burden of greater than 30% and 62% have a cost burden of greater than 50%. They have a 56% incidence of overcrowding.

In 1990 there were 1,812 **low-income renter** households. More than 75% have housing problems. Seventy-one percent (71%) have a cost burden of greater than 30% and 18% have a cost burden of greater than 50%. They have a 53% incidence of overcrowding. In both the very low and low-income renter households, Hispanics have a ten percent (10%) higher incidence of housing problem than white or black renter households.

Of the 2,145 **moderate-income renter** households in Longview in 1990, more than one third have housing problems. Twenty-nine percent (29%) have a cost burden of greater than 30%, while only 2% have a cost burden of greater than 50%. Within moderate-income renter households, black renters have a 29% incidence of housing problems and the Hispanic renters have a 46% incidence. Of the 1,151 **middle-income renter** households, 15% have a cost burden of greater than 30%. Only 1% has a cost burden of greater than 50%.

There are 1,619 **elderly one/two member renter** households in Longview. Forty-three percent (43%) of elderly renter households have a cost burden of greater than 50% and 37% have a cost burden of greater than 30%.

There are three renter -assisted complexes for elderly and disabled persons in Longview with a combined total of 230 units. There are five non -assisted rental retirement centers in Longview. They are handicapped accessible, but do not provide special services for disabled persons.

Of the 3,520 non -related or **single** renter households in Longview, 28% or 985 households have been identified as having housing problems. Of the 614 extremely low income households, 70% have housing problems, 67% have a cost burden of greater than 30%, and 61% have a cost burden of greater than 50%. Of the 351 with low income, 83% have a housing problem, 83% have a cost burden of greater than 30%, and 8% have a cost burden of greater than 50%. Of the 646 with moderate income, 30% have a housing problem, 25% have a cost burden of greater than 30%, and 2% have a cost burden of greater than 50%. Of 413 middle-income, 15% have a housing problem, 14% have a cost burden of greater than 30%, and 2% have a cost burden of greater than 50%.

There are 1,158 **large family** renter households in Longview. Of these 70%, or 810 households have been identified as having housing problems. Of 260 extremely low, 76% have a cost burden of greater than 30%, and 59% have a cost burden of greater than 50%. Of 248 low -income, 65% have a cost burden of greater than 30%, and 0% have a cost burden of greater than 50%. Of 236 moderate-income, 29% have a cost burden of greater than 30%, and 0% have a cost burden of greater than 50%. Of 158 middle -income, 5% have a cost burden of greater than 30%, and 0% have a cost burden of greater than 50%.

Of the 2,746 **larger rental units**, twenty-two percent (22%) are renter -occupied. Although these statistics simply that there is an adequate supply of large family rental units, not all large families are renting large units, as shown by the Census breakdown of large families in tracts with little or no large family units. Three census tracts (5.01, 6 and 7) have a high occurrence of large units but not of large family rental households. Two census tracts (10 and 103), have a high occurrence of large family rental households, but do not have a corresponding occurrence of larger rental units. According to 1994 data, 54.8% of all large family renter households are overcrowded; of these, very low -income (0 -30%) households have a 56.2% incidence, very low -income (31 -50%) households have a 62.1% incidence, and other low -income (51 -80%) households have a 53.8% incidence.

There are 115 reported cases of **HIV positive** infections in Longview. Estimates are that forty percent (40%) of these households are renters, 30% of which live in a household with another family and are in danger of becoming homeless. Additionally, there are approximately 2,000 households of which a member is **disabled**, an estimated forty percent (40%) of which are renters.

Owners

According to 1990 census data, there are 27,224 **owner households** in Longview 26% of which have some kind of housing problem. There are a total of 17,933 owner-housing units. Of these, 2,117 are vacant. The number of owner -targeted

units(1990Census)is brokendowninthefollowingsize/occupancygroupings:

UNITSIZE	VACANT	OCCUPIED
NoBedroom	13	32
1Bedroom	428	259
2Bedrooms	869	3,033
3Bedrooms	422	10,541
4Bedrooms	48	1,840
5Bedrooms	4	11

%ofMedian Income	IncomeCategory	#Persons	HousePrice Range	#Houses forSale
To30%	EXTREMELYLOW	3,924	\$0 -\$30,000	1
31% -50%	LOW	2,932	\$30,001-\$50,000	13
51% -80%	MODERATE	4,298	\$51,000 - \$80,000	21

A. ExtremelyLowIncome

Thereare3,615 **extremelylow -incomeowner** householdsinLongview.S eventy-fourpercenthavehousingproblems;69%haveacostburdenofgreaterthan30% and54%haveacostburdenofgreaterthan50%.Thecostburdenforextremely low-incomeownersisthesameforwhitesandblacksbutagainHispanicshavea tenpercent(10%)higherincidencerateofhousingproblems.

B. LowIncome

Thereare3,141 **low-incomeowner** householdsinLongview.Ofthese62%have housingproblems;57%haveacostburdenofgreaterthan30%and15%havea costburdenofgreaterthan50%.The costburdenforlow -incomeownersisthe sameforwhitesandblacksbutagainHispanicshaveatenpercent(10%)higher incidencerateofhousingproblems.

B. ModerateIncome

Thereare4,118 **moderate-incomeowner** householdsinLongview. Approximatelyonethirdhavehousingproblems;29%haveacostburdenof greaterthan30%and3%haveacostburdenofgreaterthan50%.Theblack ownershavea28%incidenceofhousingproblemswhereastheHispanic householdshavea59%incidence.

C. MiddleIncome

OfLongvie w's2,209 **middle-incomeowner** households,25%havehousing problems,with17%havingacostburdengreaterthan30%and1%withacost burdengreaterthan50%.

D. Elderly

There are 4,807 **elderly** one/two member owner households in Longview. Of these, 817 (17%) are identified as having housing problems. There are 684 extremely low income: 62% have housing problems, 62% have a cost burden of greater than 30%, and 32% have a cost burden of greater than 50%. There are 833 low income: 33% have housing problems, 32% have a cost burden of greater than 30%, and 7% have a cost burden of greater than 50%. There are 790 moderate income: 11% have housing problems, 11% have a cost burden of greater than 50%, and 1% has a cost burden of greater than 50%. There are 311 middle income: 10% have housing problems, 10% have a cost burden of greater than 30%, and 2% have a cost burden greater than 50%.

F. Single Persons

There are 9,075 non-related or **single** owner households in Longview. Of these, 899 have been identified as having housing problems; that is ten percent (10%) of all non-related or single owner households. There are 418 extremely low income: 67% have housing problems, 64% have a cost burden of greater than 30%, and 39% have a cost burden of greater than 50%. There are 443 low income: 42% have housing problems, 38% have a cost burden of greater than 30%, and 12% have a cost burden of greater than 50%. There are 656 moderate income: 31% have housing problems, 29% have a cost burden of greater than 50%, and 5% has a cost burden of greater than 50%. There are 353 middle income: 24% have housing problems, 19% have a cost burden of greater than 30%, and 1% have a cost burden greater than 50%.

G. Large Families

There are 2,722 **large family** owner households in Longview. Of these, 269 have been identified as having housing problems; that is ten percent (10%) of all large family owner households. There are 126 extremely low income: 67% have housing problems, 63% have a cost burden of greater than 30%, and 39% have a cost burden of greater than 50%. There are 133 low income: 42% have housing problems, 38% have a cost burden of greater than 30%, and 12% have a cost burden of greater than 50%. There are 197 moderate income: 31% have housing problems, 29% have a cost burden of greater than 30%, and 6% have a cost burden of greater than 50%. There are 106 moderate income: 25% have housing problems, 19% have a cost burden of greater than 30%, and 1% have a cost burden of greater than 50%.

H. Homeless Needs

On February 28, 2001, the Gregg Harrison Homeless Consortium completed a Point-In-Time analysis of homeless service needs and resources in order to make recommendations to the City's Action Plan for FY 2001-02. The count of **homeless individuals** shows that there were a total of 124 homeless individuals counted as follows: thirty (30) visible in street location (outdoor homeless), nineteen (19) in shelters for persons with special needs, thirty-eight (38) in emergency shelters, twenty-six (26) in transitional housing, and eleven (11) in institutions with no identified residence upon release.

The count of **homeless persons in families with children** shows that there were

nineteen(19)homelessinemergencyselters,seven(7)inseltersforvictimsof domesticviolence,thirty -one(31)intransitionalhousing,andtwenty -one(21)in permanenthousingwithsupportiveservices,foratotalofseventy -eight(78).

Attachment C

CERTIFICATIONS

(submitted in hard copy through mail)

PHA Certification of compliance with PHA Plans and Related
Regulations

Certification of Consistency with the Consolidated Plan

Certification of Drug Free Workplace (HUD 50070)

Certification of Payments to Influence Federal Transactions
(HUD 50071)

Disclosure of Lobbying Activities

AttachmentD

July9,2002

EileenRogers,Director
HUDDOfficeofPublicHousing
801CherrySt.,26thFloor
P.O.Box2905
FortWorth,Texas76113 -2905

DearMs.Rogers:

PleasefindanoriginalandonecopyoftheupdatedPHAPlanfortheCityofLongview
Section8Housingprogram,includingthefollowingattachments:

ExecutiveSummary(AttachmentA)
AnalysisofImpediments(AttachmentB)
Certifications(AttachmentC)
 CertificationofConsistencywiththeConsolidatedPlan
 CertificationofCompliancew/PHAPLans&RelatedRegulations
 CertificationofDrug -FreeWorkplace
 CertificationofPaymentstoInfluenceFederalTransactions
 DisclosureofLobbyingActivities
TransmittalLetter(AttachmentD)
OrganizationalChart(AttachmentE)

Theforementioneddocuments arealsobeingsubmittedtoHUDviatheInternet,as
required.Pleasefeelfreetocallmeat903 -237-1235ifyouhaveanyquestionsor
needadditionalinformationorclarification.Icanalsobereachedbyemailat
lstrotheide@ci.longview.tx.us andbyFAXat(903)237 -1254.

Verytrulyyours,

LindaStrotheide
HousingandCommunityDevelopmentManager

enclosures/2

Attachment E

Housing and C/D Organizational Chart

