

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

PHA Plans for Temple, Texas, Housing Authority

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

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

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Temple, Texas

PHANumber: TX030

PHAFiscalYearBeginning: 10/01/2002

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life for all persons of low income in the city.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:PHA Sscore95
 - Improvevouchermanagement:(SEMAPscore)
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanagementfunctions:(list;e.g., publichousingfinance;voucherunitinspections)
 - Renovateormodernizepublichousingunits:InstallcentralHVACinseveralfamily complexesaccordingtoCapitalFund5YearPlan.
 - Demolishordisposeofobsoletepublichousing:Demolish4 -6elderlyunitstomake spaceforofficeexpansionneedsin5 -10years.
 - Providereplacementpublichousing:
 - Providereplacementvouchers:
 - Other:(listbelow)
Operatecommunitycenteronminorityheavysideofcityascenterofsociallifeand publicconcerns.

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprograms:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)
ContinuetoimprovePHAllocallyownedrentalcho ices toincludesinglefamily, duplexesandmultifamilyunits.

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincomepublic housinghouseholdstolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingbyassuringaccess forlowerincomefamiliesintohigherincome developments:
 - Implementpublichousingsecurityimprovements:Maintainnightpatrolsbypolice andprovideCOPSSubstations.
 - Designatedevelopmentsorbuildingsforparticularresidentgroups(elderly,persons withdisabilities)
 - Other:(listbelow)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract support services to improve assistance recipients' employability:
 - Provide or attract support services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 1. Provide GED training and scholarships for local college attendees
 2. Operate community center on minority heavy side of city and provide additional programs for elderly using new service coordinator.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
 1. Use Texas Department of Housing and Community Affairs and City Down Payment Assistance funds for homeownership.
 2. Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.
 3. Research and pursue alternative sources of funding for single family homeownership program.

Other PHA Goals and Objectives: (list below)

No other goals or objectives.

AnnualPHAPlan
PHAFiscalYear2002
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

- StandardPlan**
- StreamlinedPlan:**
 - HighPerformingPHA**
 - SmallAgency(<250PublicHousingUnits)**
 - AdministeringSection8Only**
- TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,inclodinghighlights ofmajorinitiativesanddiscretionarypolicies the PHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocumentsavailablefor publicinspection .

TableofContents

AnnualPlan

i.	ExecutiveSummary	n/a
ii.	TableofContents	
	1. HousingNeeds	6
	2. FinancialResources	12
	3. PoliciesonEligibility,SelectionandAdmissions	14
	4. RentDeterminationPolicies	21
	5. OperationsandManagementPolicies	24
	6. GrievanceProcedures	25
	7. CapitalImprovementNeeds	26
	8. DemolitionandDisposition	37
	9. DesignationofHousing	38
	10. ConversionofPublicHousing	39
	11. Homeownership	41
	12. CommunityServicePrograms	42
	13. CrimeandSafety	44
	14. Pets	46
	15. CivilRightsCertifications(includedwithPHAPlanCertifications)	46
	16. Audit	46
	17. AssetManagement	46
	18. OtherInformation	47

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- TX030a01 Admissions Policy for Deconcentration
- See Plan Text FY2000 Capital Fund Program Annual Statement
- Not applicable Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- TX030b01 Civil Rights Certifications
- TX030c01 Drug Free Workplace Certification
- TX030d01 Disclosure of Lobbying Activities
- TX030e01 Certification of Payment to Influence Federal Transactions
- TX030f01 Resident Advisory Board Member List
- TX030g01 THA Resident Board Member
- TX030h01 Implementation of Public Housing Resident Community Service Requirements
- TX030i01 Summary of Progress Towards Meeting 5 Year Plan Goals
- TX030j01 Voluntary Conversion of Public Housing to Tenant -based Assistance

Optional Attachments:

- TX030k01 PHA Management Organizational Chart
- See Plan Text FY2002 Capital Fund Program and 5 Year Action Plan
- See Plan Text Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- TX030l01 Substantial Deviation/Significant Amendment Definition

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
1-X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
2-X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
3-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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
4-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
5-X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
6-X	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
7-XN/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
8-X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
9-X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
10-X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
11-XN/A	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	Determination
12-X	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
13-X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
14-XN/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
15-X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
16-XN/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
17-X	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
18-XN/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
19-XN/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
20-XN/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
21-XN/A	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
22-XN/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
23-XN/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
24-X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
25-X	FSS Action Plan/ s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
26-X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
27-X	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
28-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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	response to any findings	
29-XN/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
30-X	Interlocal Agreement (Baseline Information)	Annual Plan: PHDEP
31-X	2001 Crime Statistics	Annual Plan: PHDEP
32-X	Resident Advisory Board Suggestions	Annual Plan: Resident and Public comments
33-X	THA Board Minutes and Other Supporting documents Related to Public Hearing Process	Annual Plan: Resident and Public Comments
34-X	THA Community Partner List	Annual Plan: Community Service & Self-sufficiency
35-X	Pet Policy	Annual Plan: Pet Policy

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 the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1850	5	4	4	2	3	5
Income > 30% but <= 50% of AMI	1050	5	4	4	2	3	4
Income > 50% but < 80% of AMI	1562	4	4	4	2	3	4
Elderly	1355	4	4	4	2	2	2
Families with Disabilities	116*	5	5	4	4	5	5
White	3912	5	4	4	2	3	2
Black	1326	5	4	4	2	3	5
Hispanic	579	5	4	4	2	3	5
Other	0	5	4	4	2	3	5

*Percentage of Temple Family Population = 2%
5817 (Total Families) x 6% = 116 Families

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2004
- U.S. Census data: The 2002 Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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.** PHA may provide separate tables for site -based or sub -jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	116		151
Extremely low income <= 30% AMI	35	30	
Very low income (>30% but <= 50% AMI)	77	66	
Low income (>50% but <80% AMI)	4	4	
Families with children	64	55	
Elderly families	10	9	
Families with Disabilities	4	3	
White	50	43	
Black	38	33	
Hispanic	27	23	
Other	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	52	45	58(0&1BR)
2BR	29	25	67
3BR	25	22	25
4BR	10	8	1
5BR			
5+BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)?

Does the PHA expect to re-open the list in the PHA Plan year? No Yes

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

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list
THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

IN

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed finance housing -
- Pursue housing resources other than public housing or Section 8 tenant -based assistance. (Apply for Tenant Based Rental Assistance voucher through Texas Department of Housing and Community Affairs.)
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
Provides supportive services to promote education advancement, job search and placement, childcare and other identified services.

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 preference aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Provides supportive services to promote education advancement, job search and placement, childcare and other identified services.
Provide waiting list preference to working families.

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
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)
 1. Provide a Service Coordinator to assess individual to determine needs and provide services which will enable elderly residents to live independently for as long as possible.
 2. Provide service administrator to coordinate activities such as meals, health fairs and outings for elderly at the Friendship House Community Center.

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
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Provide a Service Coordinator to assess individual to determine needs and provide services which will enable disabled residents to live independently for as long as possible.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs through the THA's approved Affirmative Fair Housing Marketing Plan.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)
Comply with marketing strategies listed in existing Fair Housing Marketing Plan.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 1. Federal initiatives relating to Welfare -to-Work.
 2. Efficient management of existing THA Public Housing units enable more residents to be served and reduces length of time on the waiting list for applicants.
 3. Tenant-Based Rental Assistance program expands provision of rent subsidy.
 4. Provision of social services provides support activities, such as child care, scholarships, and tutoring, which will enable adult family members to enroll in academic and vocational training and participate in job search and placement.

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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2000 grants)		
a) Public Housing Operating Fund	237,151	
b) Public Housing Capital Fund	471,115	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant -Based Assistance	N/A	
f) Public Housing Drug Elimination Program	0	
g) Resident Opportunity and Self-Sufficiency Grants	51,200	
h) Community Development Block Grant	10,000	Supportive Services - Senior Citizens
i) HOME	N/A	N/A
Other Federal Grants (list below)		
EDSS/Service Coordinator	32,900	Supportive Services -Elderly
2. Prior Year Federal Grants (unobligated funds only) (list below)	316,443	Capital Fund 2001
3. Public Housing Dwelling Rental Income	631,750	Public Housing Operation
4. Other income (list below)		
Excess Utilities	32,500	Public Housing Operation
Miscellaneous	200	Public Housing Operation
Resident Sales & Service	16,000	Public Housing Operation
Late Charges	3,600	Public Housing Operation
Pay Telephone Commission	10	Public Housing Operation
Washer & Dryer Revenue	1,900	Public Housing Operation
Lawn Care Charges	7,275	Public Housing Operation
Cable Commission	6,400	Public Housing Operation

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
5.Non -federalsources (list below)		
InvestmentIncome	11,350	PublicHousingOperation
Totalresources	1,829,794	

Wespecificallyreservetherighttochangethisfinancialresourcesstatementbasedonlater,better information.

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthata donotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a.WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)Atmovein

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmissiontopublichousing (selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcementagenciesforscreening purposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesforscreening purposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreeningpurposes?(either directlyorthroughanNCIC -authorizedsource)

(2)WaitingListOrganization

a.WhichmethodsdoesthePHAplantousetoorganizeit'spublichousingwaitinglist(selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b.Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admission 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.

2 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

c. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub

-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant until completely merged into the voucher program, certificates).

-based section 8 assistance program (vouchers, and

(1) Eligibility

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

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

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

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

d. Yes 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

Other(describe below)

(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)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3)SearchTime

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

If yes, state circumstances below:

(4)AdmissionsPreferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase

- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phase-in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- This section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)
- Comparison with other similar assisted units in the city with comparable amenities and services.

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

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

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

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

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

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

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

- 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)

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management Not Required to Submit – High Performer

[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:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
Public Housing Drug		

Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

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)

6. PHA Grievance Procedures Not required to submit – High Performer

[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

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicant to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

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

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

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

PHAName: TEMPLEHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgramGrantNo: TX21P03050102 ReplacementHousingFactorGrantNo:	FederalFYof Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	3,000			
	Management Improvements Hard Costs				
4	1410 Administration	45,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,668			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	330,885			
11	1465.1 Dwelling Equipment — Nonexpendable	10,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	61,850			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 3 - 19)	460,403			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of Line 20 Related to Security — Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHAName: TEMPLEHOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: TX21P03050102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002				
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
TX30 -01								
TX30-02	1. Install Central Heating and Air Conditioning	1460	38	150,885				
TX30-03	1. Replace kitchen cabinets/countertops	1460	75	170,000				
	2. Architect	1430		9,668				
TX30 -								
PHA Wide	1. Vehicle Replacement	1475		44,850				
	2. Replace Appliances	1465		10,000				
	3. Painting	1460		10,000				
	4. Maintenance Equip.	1475		8,000				
TX30-								
Mgmt Needs	1. Office Equipment, Computer, Furnishings	1475		9,000				
	2. Staff Training	1408		3,000				
TX30-								
PHA Wide								
Administration	1. Salary & benefits grant administrator	1410		35,000				
	2. Grant Writing	1410		10,000				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor
 (CFP/CFPRHF)**

Part III: Implementation Schedule

PHAName: TEMPLEHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramNo: TX21P03050102 ReplacementHousingFactorNo:					FederalFYofGrant: 2002
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
TX30-01	3/31/04			6/30/04			
TX30-02	3/31/04			6/30/04			
TX30-03	3/31/04			6/30/04			
TX30-04	3/31/04			6/30/04			
TX30-07	3/31/04			6/30/04			
PHAWIDE	3/31/04			6/30/04			
PHAWIDEMGMT	3/31/04			6/30/04			
PHAWIDEADMIN	3/31/04			6/30/04			

General Description of Agency Wide Activities.

The Annual and 5 - Year THA Plans were presented to members of the Resident Council Advisory Board on March 28, 2002. Expenditures for the Capital Fund were discussed. The high cost of expenditures for HVAC installation including upgrading of the electrical utility system was supported. The next phase of HVAC installation will be at Crestview Homes under the 2003 Annual Statement. Other needs including concrete work, roof replacement, vehicle replacement and management improvements were also discussed.

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

PHAName: TEMPLEHOUSINGAUTHORITY	GrantTypeandNumber CapitalFundProgramGrantNo: TX21P03050101 ReplacementHousingFactorGrantNo:	FederalFYof Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	2,000	1,997.00	2,078.51	2,078.51
	Management Improvements Hard Costs				
4	1410 Administration	45,000	45,000.00	45,000.00	18,371.19
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,100	40,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	0	103,000.00	0	0
10	1460 Dwelling Structures	334,315	241,115.00	0	0
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	49,700	40,003.00	31,222.73	31,222.73
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 3 - 19)	471,115	471,115.00	78,301.24	51,672.43
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security --Soft Costs				
24	Amount of Line 20 related to Security --Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHAName: TEMPLEHOUSING AUTHORITY		Grant Type and Number Capital Fund Program GrantNo: TX21P03050101 Replacement Housing Factor GrantNo:		Federal FY of Grant: 2001				
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
TX30-01	1. Install Central Heating and Air Conditioning	1460	76	324,315	231,115.00	0	0	
	2. Asbestos Testing	1430		20,000	0	0	0	
	3. Architect Fees	1430		20,100	40,000.00	0	0	
	4. Upgrade Utility System	1450		0	103,000.00	0	0	Fungibility
TX30 -								
PHAWide	1. Vehicle Replacement	1475		20,200	15,503.00	15,503.00	15,503.00	Completed
	2. Vehicle Replacement	1475		20,000	0	0	0	
	3. Painting	1460		10,000	10,000.00	0	0	
	4. Maintenance Equipment	1475		0	10,000.00	10,895.88	10,895.88	Fungibility
	5. Appliances	1475		0	5,000.00	0	0	Fungibility
TX30-								
Mgmt Needs	1. Office Equipment, Computer, Furnishings	1475		9,500	9,500.00	4,823.85	4,823.85	
	2. Staff Training	1408		2,000	2,078.51	2,078.51	2,078.51	
TX30-								
PHAWide								
Administration	1. Salary & benefits grant administrator	1410		35,000	35,000.00	35,000.00	15,653.88	
	2. Grant Writing	1410		10,000	10,000.00	10,000.00	2,717.31	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor
(CFP/CFPRHF)**

Part III: Implementation Schedule

PHAName: TEMPLEHOUSINGAUTHORITY			GrantTypeandNumber CapitalFundProgramNo: TX21P03050101 ReplacementHousingFactorNo:				FederalFYofGrant: 2001
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
TX30-01	3/31/03			6/30/03			
TX30-02	N/A	N/A	N/A	N/A	N/A	N/A	
TX30-03	N/A	N/A	N/A	N/A	N/A	N/A	
TX30-04	N/A	N/A	N/A	N/A	N/A	N/A	
TX30-07	N/A	N/A	N/A	N/A	N/A	N/A	
PHAWIDE	3/31/03			6/30/03			
PHAWIDEMGMT	3/31/03			6/30/03			
PHAWIDEADMIN	3/31/03			6/30/03			

(2)5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the ePHAPlan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert there)

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName Temple Housing Authority						<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:
Development Number/Name /HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006	
A. TX30 -01 Jonathan Moore Homes	Annual Statement	0	0	60,000	0	
TX30 -02 Crestview Homes		311,453	199,958	59,288	8,000	
TX30 -03 Autumn Leaves/Ratliff Homes		0	0	59,870		
TX30 -04 Frances Graham Hall		0	0	50,000	32,000	
TX30 -07 Willow Brook		0	30,000	24,000	12,000	
TX30 - PHAWide		78,000	168,445	149,245	361,115	
TX30 - PHAWide Mgmt Needs		25,950	17,000	13,000	13,000	
TX30 - PHAWide Admin		45,000	45,000	45,000	45,000	
Total CFP Funds (Est.)		460,403	460,403	460,403	460,403	
Total Replacement Housing Factor Funds						

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <u>3</u> FFY Grant: 2004 PHAFY: 2004		
	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost
See						
Annual	TX30 -01 Jonathan Moore			TX30 -01 Jonathan Moore		
Statement	TX30 -02 Crestview Homes HVAC Architect Upgrade Utility System		197,088 19,470 94,895	TX30 -02 Crestview Homes HVAC		199,958
	TX30 -03 Autumn Leaves/Ratliff Homes			TX30 -03 Autumn Leaves/Ratliff Homes		
	TX30 -04 Frances Graham Hall			TX30 -04 Frances Graham Hall		
	TX30 -07 Willow Brook			TX30 -07 Willow Brook Interior Door Sets		30,000
	TX30 -PHAWide Replace Appliances Replace 2 Vehicles Maintenance Equipment Painting		10,000 45,000 8,000 15,000	TX30 -PHAWide Replace Appliances Replace 2 Vehicles Maintenance Equipment Painting		85,445 45,000 18,000 20,000
	TX30 -PHAWide Mgmt Needs Office Equipment, Computers and/or Furnishings Staff Training		22,950 3,000	TX30 -PHAWide Mgmt Needs Office Equipment, Computers and/or Furnishings Staff Training		14,000 3,000
	TX30 -PHAWide Admin Salary & Benefits CFP Grant Administrator		45,000	TX30 -PHAWide Admin Salary & Benefits CFP Grant Administrator		45,000

Capital Fund Program Five -Year Action Plan
Part II: Supporting Pages — Work Activities

Activities for Year 1	Activities for Year: _4____ FFY Grant: 2005 PHAFY: 2005			Activities for Year: _5____ FFY Grant: 2006 PHAFY: 2006		
See	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Items	Quantity	Estimated Cost
Annual	TX30 -01 Jonathan Moore Interior Door Sets Bath-Replace Subfloor/tile		45,000 15,000	TX30 -01 Jonathan Moore		
Statement	TX30 -02 Crestview Homes Interior Door Sets Bath-Replace Subfloor/tile		44,288 15,000	TX30 -02 Crestview Homes Concrete Flatwork		8,000
	TX30 -03 Autumn Leaves/Ratliff Homes Concrete Flatwork Reroof Buildings		6,020 53,850	TX30 -03 Autumn Leaves/Ratliff Homes		
	TX30 -04 Frances Graham Hall Reroof Buildings		50,000	TX30 -04 Frances Graham Hall Replace/Clean AC Ducts/Coins Architect		30,000 2,000
	TX30 -07 Willow Brook Replace Windows		24,000	TX30 -07 Willow Brook Concrete Flatwork		12,000
	TX30 -PHA Wide Replace Appliances Maint. Storage Building Addition Replace 2 Vehicles Maintenance Equipment Painting		10,000 61,245 50,000 18,000 10,000	TX30 -PHA Wide Replace Appliances Office Expansion/Rehab Replace 2 Vehicles Maintenance Equipment Painting		10,000 293,115 40,000 8,000 10,000
	TX30 -PHA Wide Mgmt Needs Office Equipment, Computers and/or Furnishings Staff Training		10,000 3,000	TX30 -PHA Wide Mgmt Needs Office Equipment, Computers and/or Furnishings Staff Training		10,000 3,000
	TX30 -PHA Wide Admin Salary & Benefits CFP Grant Administrator		45,000	TX30 -PHA Wide Admin Salary & Benefits CFP Grant Administrator		45,000

**Component7
CapitalFundProgramImprovementsNeedsAssessment**

**HOUSINGAUTHORITY:HousingAuthorityoftheCityofTemple,Texas
DEVELOPMENTNAME:AllPublicHousingComplexes**

PHYSICALNEEDS

SiteImprovements	EstimatedCost	
ConcreteFlatwork	8,000	
ArchitectFees	29,138	
UpgradeUtilitySystem	94,895	
Subtotal		\$132,033
DwellingUnits	EstimatedCost	
InstallHVAC	547,931	
ReplaceAppliances	125,445	
Painting	65,000	
ReplaceKitchenCabinetsandCountertops	170,000	
Bath-replacesubfloor/tile	30,000	
ReplaceInteriorDoorSets	89,288	
ReroofBuildings	103,850	
ReplaceWindows	24,000	
Replace/cleanACDucts/coils	30,000	
Subtotal		\$1,185,514
Non-DwellingStructures	EstimatedCost	
MaintenanceBuilding/Space	61,245	
OfficeExpansion/rehab	293,115	
Subtotal:		\$173,560
Non-DwellingEquipment	EstimatedCost	
OfficeFurniture,ComputersandEquipment	\$69,950	
MaintenanceEquipment/Vehicles	\$248,850	
Subtotal		\$354,360
TOTALDEVELOPMENTNEEDS:		\$1,986,707

B.HOPEVIandPublicHousingDevelopmentandReplacementActivities(Non -Capital Fund)NotApplicable

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.IdentifyanyapprovedHOPEVIand/orpublichousing developmentorreplacementactivitiesnotdescribedintheCapitalFundProgramAnnualStatement.

- Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skiptoquestionc;ifyes, provideresponsestoquestionbforeachgrant,copyingandcompletingasmanytimesas necessary)
b)StatusofHOPEVIrevitalizationgrant (completeonesetofquestionsforeachgrant)

- 1.Developmentname:
2.Development(project)number:
3.Statusofgrant:(selectthestatementthatbestdescribesthecurrentstatus)
 RevitalizationPlanunderdevelopment
 RevitalizationPlansubmitted,pendingapproval
 RevitalizationPlanapproved
 ActivitiespursuanttoanapprovedRevitalizationPlanunderway

- Yes No:c)DoesthePHAplanto applyforaHOPEVIRevitalizationgrantinthePlanyear?
Ifyes,listdevelopmentname/sbelow:

- Yes No:d)WillthePHAbeengaginginanymixed -financedevelopmentactivitiesforpublichousing inthePlanyear?
Ifyes,listdevelopmentsoractivitiesbelow:

- Yes No:e)WillthePHAbeconductinganyotherpublichousingdevelopmentorreplacementactivities notdiscussedintheCapitalFundProgramAnnualStatement?
Ifyes,listdevelopmentsoractivitiesbelow:

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredto completethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordispositionactivities(pursuanttosection 18oftheU.S.HousingActof1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,completeoneactivitydescriptionforeachdevelopm ent.)

2.ActivityDescription

- Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe optionalPublicHousing AssetManagementTable?(If“yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24CFR Part 903.79(i)] Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

Not required to submit — high performer.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below .

Designation of Public Housing Activity Description

1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	

2. What is the status of the required assessment?

Assessment underway

Assessment results submitted to HUD

Assessment results approved by HUD (if marked, proceed to next question)

Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD - approved Conversion Plan underway

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

Units addressed in a pending or approved demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)

Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

B. Voluntary Conversions Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 3
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA's covered developments? 3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None Appropriate	None Appropriate

- c. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Not applicable – Initial Assessments have been completed.

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

11. Homeownership Programs Administered by the PHA

Not required to submit –high performer

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants (select one) ?

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

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

Not required to submit –high performer

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/07/00

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- 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 No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection / specific criteria / other)	Access (development office/PH 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 2002 Estimate)	Actual Number of Participants (As of: 03/01/02)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA 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.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[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.

Not required to submit – high performer/program terminated in 2002

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. PET POLICY

[24 CFR Part 903.79 (n)]

The Pet Policy was developed in consultation with the Resident Advisory Board. It consists of the same policy and procedures that have been in effect for elderly or disabled residents for many years.

Pet owners are required to complete the pet registration process and pay a \$200 refundable deposit prior to bringing the pet onto Housing Authority property. Only common household pets are allowed and are subject to size and weight restrictions. Residents agree to abide by Pet Rules regarding disturbance of neighbors, keeping pet on leashes when outside the dwelling unit and cleaning up after the pet. The pet must be inoculated and proof of the inoculation must be provided to the Housing Authority annually.

Descriptions of procedures for removal of pets from Housing Authority property (abandoned pets, move-outs, failure to care for pet adequately), response to complaints about pet, liability for damages, injuries and cleaning, defleaing and deodorizing of the unit are contained in the policy.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. (See Attachment TX030c01)

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C.

1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Not required to submit –high performer.

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

Not applicable

- Privatemanagement
- Development-basedaccounting
- Comprehensivestockassessment
- Other:(listbelow)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (Filename)
 - Provided below:

The Resident Advisory Board members supported continuation of installation of HVAC in family housing complexes. The comments received were positive of planned expenditures of Capital Funds and no alternative projects were suggested.

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. 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)
 - 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

- AnyheadofhouseholdreceivingPHAassistance
- AnyadultrecipientofPHAassistance
- Anyadultmemberofaresidentorassistedfamilyorganization
- 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: (provide name here) City of Temple, 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)

- The PHA has based its statement of needs of families in the jurisdiction on the need 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. Continuation of Welfare to work program which includes job search, job training, education and childcare.
 - b. Continuation of home ownership program.
- Other: (list below)

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

- Expansion of affordable housing program to provide down payment assistance to first time home buyers.
- The activities proposed for funding are designed to meet the needs of low and very low income households to enable their incomes to increase above the poverty lines.
 - The activities require, encourage and actively supported education opportunities for those served and generally assist recipients of services in the welfare to work concept of welfare reform.
 - Make loans, grants and incentives available to fund eligible housing activities and preserve/create housing units for low, very low and moderate income households.
 - TDHCA will target its housing-related resources for assistance to very low income households.

4. The Consolidated Plan of the State of Texas supports the PHA Plan with the following actions and commitments:

- The State plan to address obstacles to meeting underserved needs, foster and maintain affordable housing.
- Reduce the number of poverty level families.
- Increase awareness of programs which promote homeownership and self-sufficiency for residents of subsidized and assisted housing.

D. Other Information Required by HUD

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

No other information requested.

Attachments

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

Attachment TX030a01

Deconcentration Policy (Extract from Temple Housing Authority Occupancy Policy)

It is the Temple Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of four developments and the income level of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

AttachmentTX030b01- CivilRightsCertific ations

AttachmentTX030c01 -CertificationforaDrug -FreeWorkplace

AttachmentTX030d01- DisclosureofLobbyingActivities

AttachmentTX030e01 -CertificationofPaymentstoInfluenceFederalTransactions

AttachmentTX030f01 –ResidentAdvisoryBoardMemberList

-

Name	Complex	TermExpirationDate
AlvaCockrell	AutumnLeaves	09/04
RamonMyers	AutumnLeaves	09/04
RaymondFlores	Crestview	09/03
FeliciaJackson	Crestview	09/02
MargaretNoble	FrancesGrahamHall	09/02
LouiseEverett	FrancesGrahamHall	09/03
LisaLeaks	JonathanMooreHomes	09/04
JuanitoP.Sanchez	RatliffHomes	09/03
MaryRogers	RatliffHomes	09/04
BarbaraWatkins	WillowBrook	09/02

AttachmentTX030g01 --THA ResidentBoardMember

Term: January24,2002toJanuary24,2004

Member:

BillieJonesFrancesGrahamHall

**Attachment TX030h01-
Summary of Temple Housing Authority's
Implementation of Public Housing Resident Community Service Requirements**

Requirements suspended for 2002 plan submissions.

Attachment TX030i01
Summary of Progress Toward Meeting Goals for 2001 - 2005 Five Year Plan

Goal 1: Expand the supply of assisted housing by increasing number of THA units and affordable units within the City

Baselinedata: THA has 950 housing units as of June 25, 2001
Acting as consultant for Section 202 Elderly Housing Complex

Results:

As of 12/31/01: Two scattered site units were added (220 N. 9th St. & 511 W. Ca
houn) Total unit count = 952

Goal 2: Improve the quality of assisted housing

Objectives :

1. Improve public housing PHAS total score: (PHAS 2000 score was 94.7)
2. Increase customer satisfaction: Solve issues identified by PHAS survey
3. Renovate or modernize public housing units: Install central HVAC in several complexes according to Capital Fund 5 - Year Plan
4. Operate senior citizen center on minority side of city as center of social life and public concerns.

Baselinedata:

1. HVAC installation at Jonathan Moore and Crestview is scheduled and specifications for these improvements are being developed by architect, Cameron Alread.
2. HVAC installation at Willow Brook is approximately 68% complete.
3. Renovations have started on senior center

Results:

As of 12/31/01:

1. Renovation of senior center has been completed.
2. Installation of HVAC at Willow Brook has been completed.
3. Friendship House, center on east side of town, is operational and offering many programs to all ages.

Goal 3: Increase assisted housing choices by implementing voucher homeownership program, implementing public housing or other homeownership programs, and continuing to improve PHA locally owned rental choices to include single family, duplexes and multifamily units.

Baselinedata:

1. 232 single family homes sold as of submission date
2. THA 950 units

Results:

As of 12/31/01:

1. 246 single family homes sold
2. THA 952 units

Goal 4: Provide an improved living environment by implementing public housing security improvements: Maintain patrols under P HDEP contract and provide COPS stations.

Baseline data:

1. 92 children enrolled as of 12/1/00.
2. 112 children enrolled as of 12/31/00.

Results:

As of 12/31/01:

1. 100 children enrolled in preschool program.
2. 30 children enrolled in afterschool program.

Goal 5: Promote self-sufficiency and asset development of assisted household by:

Objectives:

1. Increase the number and percentage of employed persons in assisted families
2. Provide or attract support services to improve residents' employability,
3. Provide or attract support services to increase independence for the elderly or families with disabilities.
4. Renovate building leased from local school district to accommodate afterschool program for children.
5. Provide GED training and scholarships for local college attendees.
6. Expand senior citizen center on minority heavy side of city and provide additional programs for elderly using new service coordinator.

Baseline Data:

1. 50% able-bodied residents employed, 25% in Jobs Program, 4% in GED and 8% enrolled at TC

Results:

As of 12/31/01:

1. Renovated building to accommodate afterschool program for children. This program was moved to the main child care facility in Dec. 2001. The renovated building will now be utilized for all residents service programs except child care.
2. Completed renovation of center on east side and programs are in place.

Goal 6: Operate the THA in full compliance with Equal Opportunity laws and regulations and affirmatively further Fair Housing.

Objectives:

1. Use TDHCA and City down payment assistance for homeownership.
2. Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.

- THA will mix its public housing development populations as much as possible with respect to ethnicity, race and income.

Baseline Data:

As of 6/01/01

- Ethnicity/Racial Data:

By complex:

Ethnicity(%)	Race(%)	Income(%)
His.	NonHis.	BWH
<30	<50	<60
<80		80OI
AL12882167126332230		
CV	20805822208412040	
FGH793177675739220		
JMH17835330176921730		
WB496445247125400		
RAT128876121247351206		

*Income% --Used 4/12/01 Income Targeting report data for CV, FGH, JMH and WB

- Applied to TDHCA for 2001 Homebuyer Assistance grant to assist 35 homebuyers (Total request was 27 THA + 8 COB)
- Phase II of Highland Terraces single family home development --only 3 lots remain to be sold to builders.
- Plans for redevelopment, 20.835 acres, for single family homes is being prepared

Results:

As of 12/31/01:

- Awarded Homebuyer Assistance grant from TDHCA to assist 35 homebuyers.

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AL19812358195833270		
CV	32685711327721020	
FGH79319747		5839120
JMH22785424227123130		
WB496465046333400		
RAT128876121241411206		

*Income% --Used 10/4/01 Income Targeting report data for CV, FGH, JMH and WB

AttachmentTX030j01 VoluntaryConversionInitialAssessments

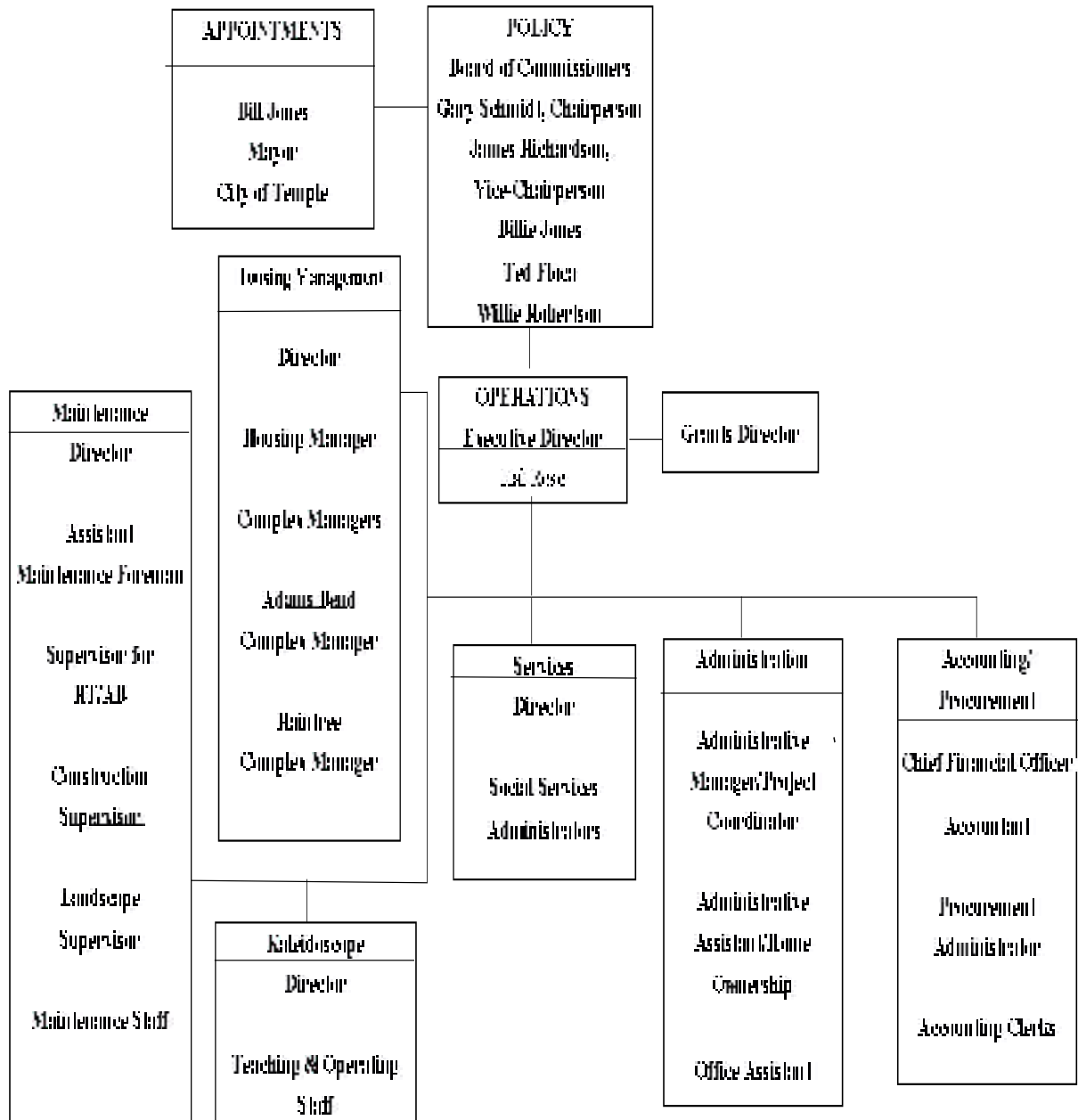
- a. HowmanyofthePHA’sdevelopme ntsaresubjecttotheRequiredInitialAssessments?3
- b. HowmanyofthePHA’sdevelopmentsarenotsubjecttotheRequiredInitialAssessmentsbasedon exemptions(e.g.,elderlyand/ordisableddevelopmentsnotgeneraloccupancyprojects)?2
- c. HowmanyAssessmentswereconductedforthePHA’scovereddevelopments?3
- d. IdentifyPHAdevelopmentsthatmaybeappropriateforconversionbasedontheRequiredInitial Assessments:

DevelopmentName	NumberofUnits
NoneAp propriate	NoneAppropriate

- c. IfthePHAhasnotcompletedtheRequiredInitialAssessments,describethestatusoftheseassessments:
Notapplicable –InitialAssessmentshavebeencompleted.

AttachmentTX030k01- PHAOrganizationalChart

TEMPLE HOUSING
AUTHORITY ORGANIZATIONAL CHART



AttachmentTX030101
DefinitionofSubstantialDeviationandSignificant
AmendmentorModification

AsrequiredintheOctober21,1999PublicHousingAgencyPlans,FinalRule,903.7(r),definitionsfor
“SubstantialDeviation”andSignificantAmendmentorModification”follow:

SubstantialDeviation –Amajorchangeoralterationtotheapprovedplan.

SignificantAmendmentorModification –Theactivitiesaddedtotheapprovedplantocorrectthesubstantial
deviation.

Exceptiontothisdefinitionwillbeanyrequiredmandatoryregulatorychanges.

AttachmentTX030101
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AttachmentTX030b01

CivilRightsCertifications

AttachmentTX030c01
DrugFreeWorkplaceCertification

AttachmentTX030d01
DisclosureofLobbyingActivities

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AttachmentTX030f01
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LisaLeaks	JonathanMooreHomes	09/04
JuanitoP.Sanchez	RatliffHomes	09/03
MaryRogers	RatliffHomes	09/04
BarbaraWatkins	WillowBrook	09/02

AttachmentTX030g01 --THAResidentBoardMember

Term: January24,2000toJanuary24,2002

Member:

BillieJonesFrancesGrahamHall

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Implementation of Public Housing Resident Community Service Requirements**

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Baseline Data:

As of 6/01/01

- Ethnicity/Racial Data:

By complex:

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FGH	793177675739	220
JMH	17835330176921730	
WB	496445247125400	
RAT	128876121247351206	

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CV	32685711327721020	

FGH793197475839120
JMH22785424227123130
WB496465046333400
RAT128876121241411206

*Income% --Used 10/4/01 Income Targeting report data for CV,FGH,JMHandWB

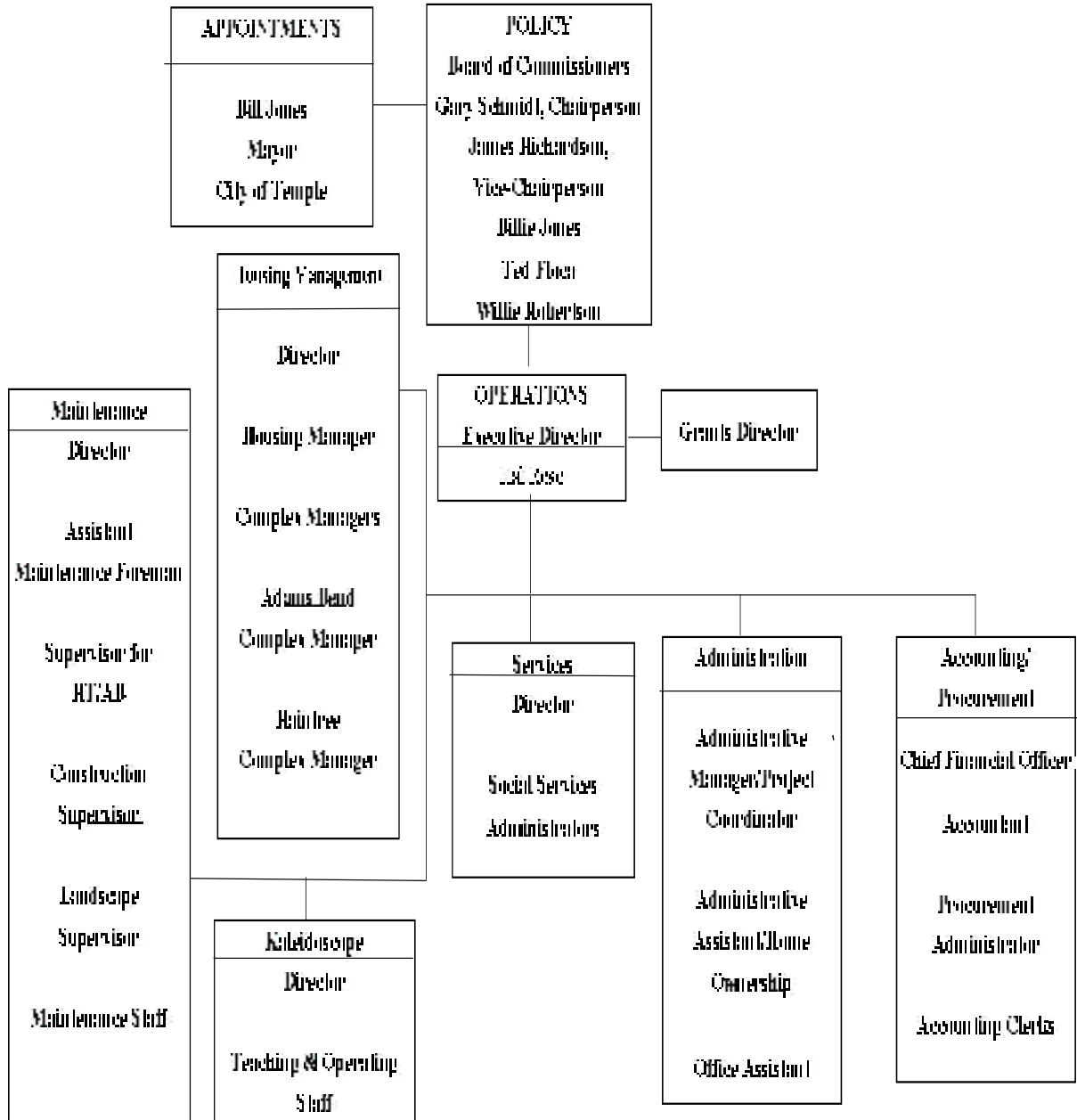
Attachment TX030j01 Voluntary Conversions Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 3
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many Assessments were conducted for the PHA's covered developments? 3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None Appropriate	None Appropriate

- c. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
Not applicable – Initial Assessments have been completed.

**TEMPLE HOUSING
AUTHORITY ORGANIZATIONAL CHART**



AttachmentTX030101
DefinitionofSubstantialDeviationandSignificant
AmendmentorModification

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SignificantAmendmentorModification -Theactivitiesaddedtothe approvedplantocorrectthesubstantialdeviation.

Exceptionstothisdefinitionwillbeanyrequiredmandatoryregulatory changes.