

**Department of Housing and Urban Development
Office of Public and Indian Housing**

PHA Plans

**5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005**

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

PHA Plan Agency Identification

PHA Name: Bonham Housing Authority

PHA Number: TX038

PHA Fiscal Year Beginning: April 1, 2005

This represents a joint plan transmission on behalf of the Texoma Housing Partners Consortium. The Bonham Housing Authority is the lead agency. The following is a list of all housing authorities with the number of units and funding sources currently participating in the consortium. All of the units are public housing.

Bells TX089-	19 units- operating subsidy, capital funding
Bonham TX038-	104 units- operating subsidy, capital funding
Celeste TX126-	24 units- operating subsidy, capital funding
Ector TX088-	10 units- operating subsidy, capital funding
Farmersville TX221-	49 units- operating subsidy, capital funding
Gunter TX139-	12 units- operating subsidy, capital funding
Honey Grove TX093-	70 units- operating subsidy, capital funding
Howe TX108-	22 units- operating subsidy, capital funding
Ladonia TX092-	20 units- operating subsidy, capital funding
Pottsboro TX091-	11 units- operating subsidy, capital funding
Princeton TX133-	16 units- operating subsidy, capital funding
Savoy TX097-	25 units- operating subsidy, capital funding
Tom Bean TX115-	10 units- operating subsidy, capital funding

Trenton TX127- 19 units- operating subsidy, capital funding
Van Alstyne TX132- 8 units- operating subsidy, capital funding, replacement housing funding
Whitewright TX107- 32 units- operating subsidy, capital funding
Windom TX220- 6 units- operating subsidy, capital funding

Public Access to Information

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

- xxx 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)

- xxx Main administrative office of the PHA
- PHA development management offices
- xxx 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)

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

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)

- xxx** 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)

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 THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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:**
xxx Reduce public housing vacancies: reduce vacancies by 5%
 - Leverage private or other public funds to create additional housing opportunities:**
xxx Acquire or build units or developments
 - Other (list below)**

- PHA Goal: Improve the quality of assisted housing**
Objectives:
 - xxx Improve public housing management: (PHAS score)**
 - Improve voucher management: (SEMAP score)**
 - xxx Increase customer satisfaction: continue to provide staff training.**

- Concentrate on efforts to improve specific management functions:** (list; e.g., public housing finance; voucher unit inspections)
- xxx **Renovate or modernize public housing units: continue capital improvements**
- Demolish or dispose of obsolete public housing:**
- xxx **Provide replacement public housing: build new senior public housing in Van Alstyne**
- Provide replacement vouchers:**
- Other: (list below)**

- PHA Goal: Increase assisted housing choices**
Objectives:
 - Provide voucher mobility counseling:**
 - Conduct outreach efforts to potential voucher landlords**
 - Increase voucher payment standards**
 - Implement voucher homeownership program:**
 - Implement public housing or other homeownership programs:**
 - Implement public housing site-based waiting lists:**
 - Convert public housing to vouchers:**
 - Other: (list below)**

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

- PHA Goal: Provide an improved living environment**
Objectives:
 - xxx **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: market rate duplexes have been built on PHA property. The property is 100% occupied**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**
 - Implement public housing security improvements:**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)**
- Other: (list below)**

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing**
Objectives:
 - xxx Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:**
 - xxx 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:**
 - xxx Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:**
 - Other: (list below)**

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

xxx Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Texoma Housing Partners (THP) Annual /Five Year plan includes the provision for major improvements to be completed in the seventeen cities in the consortium over the span of the next five years. These improvements include: Construction of replacement public housing in Van Alstyne, construction of a Social Service Building in Bonham, interior/exterior plumbing upgrades, interior unit repairs such as cabinet and counter top replacement, vent hoods, tile replacement, window replacement, appliance replacement, cosmetic improvements such as the addition of shutters, exterior painting and porch extensions.

THP continues to provide various educational and social programs in an effort to assist residents in their goal of becoming self- sufficient. The Certified Nurses Assistant Program is an ongoing success with over 96% of graduates attaining employment. The GED program continues to draw participates not only from the PHA but the community at large. The development of a new Social Services Building will provide for the expansion of these programs, creating the ability to positively change countless lives.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	12
2. Financial Resources	20
3. Policies on Eligibility, Selection and Admissions	22
4. Rent Determination Policies	35
5. Operations and Management Policies	41
6. Grievance Procedures	44

7. Capital Improvement Needs	45
8. Demolition and Disposition	60
9. Designation of Housing	61
10. Conversions of Public Housing	62
11. Homeownership	63
12. Community Service Programs	65
13. Crime and Safety	68
14. Pets (Inactive for January 1 PHAs)	70
15. Civil Rights Certifications (included with PHA Plan Certifications)	73
16. Audit	73
17. Asset Management	74
18. Other Information	74

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:

xxx Admissions Policy for Deconcentration

xxx FY 2005 Capital Fund Program Annual Statement

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

PHA Management Organizational Chart

Xx FY 2005 Capital Fund Program 5 Year Action Plan

Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

- xx Other (List below, providing each attachment name)
- xx Texoma Housing Partners Consortium Agreement
- xx P & E Reports
- xx Capital Leveraging Budget

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
xxx	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
xxx	Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
xxx	Housing Documentation: Documents 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

	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
xxx	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
xxx	Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
xxx	Public Housing Deconcentration and Income Mixing Documentation: 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 Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	housing rent determination policies, including the methodology for setting public housing flat rents k here if included in the public housing Policy	Annual Plan: Rent Determination
	le of flat rents offered at each public housing development	Annual Plan: Rent

	check here if included in the public housing Policy	Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
xxx	housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	housing grievance procedures Xxx check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
xxx	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

--	--	--

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	1086	5	4	4	3	4	4
Income >30% but <=50% of AMI	1811	5	5	3	3	4	3
Income >50% but <80% of AMI	880	5	5	3	3	4	4
Elderly	1173	5	5	5	4	3	4
Families with Disabilities	1084	5	5	4	5	4	4
Race/White	3309	5	5	4	3	4	4
Race/Black	356	5	5	4	3	4	4
Race/Hispanic	275	5	5	3	2	4	4
Race/Asian/Indi	72						

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
an		5	5	3	3	3	3

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.)

xxConsolidated Plan of the Jurisdiction/s

Indicate year:

xxU.S. Census data: the 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)

B0 Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing XX

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	303		
Extremely low income <=30%	215	71%	

AMI			
Very low income (>30% but <=50% AMI)	83	28%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	164	55%	
Elderly families	108	36%	
Families with Disabilities	28	10%	
Race/ white	266	88%	
Race/ black	22	8%	
Race/Am. Indian	2	1	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	119		
2 BR	118		
3 BR	66		

4 BR	0		
5 BR	0		
5+ BR	0		
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

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 IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

(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

- xxEmploy effective maintenance and management policies to minimize the number of public housing units off-line**
- xxReduce turnover time for vacated public housing units**
- xxReduce time to renovate public housing units**
- xxSeek replacement of public housing units lost to the inventory through mixed finance development**

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**

xxxUndertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- 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**
- xxLeverage 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.**
- 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

- xxExceed 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**

xxAdopt rent policies to support and encourage work
Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

xxEmploy admissions preferences aimed at families who are working
xxAdopt rent policies to support and encourage work
Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

Seek designation of public housing for families with disabilities

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - Apply for special-purpose vouchers targeted to families with disabilities, should they become available
 - Affirmatively market to local non-profit agencies that assist families with disabilities
 - Other: (list below)

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
 - Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

20 Statement of Financial Resources

[24 CFR Part 903.7 9 (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 (FY 2000 grants)		
Public Housing Operating Fund	873,991	
Public Housing Capital Fund (includes RHF \$20,189)	771,222	
HOPE VI Revitalization		

Sources	Planned \$	Planned Uses
HOPE VI Demolition		
Annual Contributions for Section 8 Tenant-Based Assistance		
Public Housing Drug Elimination Program (including any Technical Assistance funds)		
Resident Opportunity and Self-Sufficiency Grants		
Community Development Block Grant		
HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	619,066	

Sources	Planned \$	Planned Uses
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	2,264,279	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- xx Other: (describe) immediately after completion of application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- xx Criminal or Drug-related activity**
- xx Rental history**
- xx Housekeeping**
- Other (describe)

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

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- xx Community-wide list**
- Sub-jurisdictional lists
- Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

xx PHA main administrative office in Bonham

PHA development site management office

Other (list below) Sherman office, Farmersville office

c. If the PHA plans 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.xx 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:

xx 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 transfers 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) To be closer to work**
- Other: (list below)**

c.0 Preferences

1.xx 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)

2.0 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 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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 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)

- 2 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
- xx 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)

- xx The PHA-resident lease
- xx The PHA's Admissions and (Continued) Occupancy policy
- xx 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
- xx Any time 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 developments targeted below)

d. 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-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- 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) Waiting List Organization

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) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

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 point 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 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 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs 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: The lease and occupancy policy have been amended to reflect the QHWRA provisions.

c.0 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 exclusions 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) 10% reduction to annual income for employed families

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**
- xx** **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
- Any time the family experiences an income increase
- Any time 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 phasing 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.)

- The 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)

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 burdens 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

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.**
- A brief description of the management structure and organization of the PHA follows: The Texoma Housing Partners is a Consortium comprised of 17 housing authorities. There is an 18 member management team which consists of the following: (1) Executive Director, (1) Assistant Director, (2) Housing Managers, (1) Housing Specialist, (1) Occupancy Specialist, (1) Maintenance Supervisor, (8) Maintenance Mechanics and (1) Maintenance Aide. There is one central office and two satellite offices. All maintenance equipment and materials are housed at the central office.**

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	476	25% or 119 units
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Special Purpose Section 8 Certificates/Vouchers (list individually)		
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)**
PHA Maintenance Policy

PHA Occupancy Policy
PHA Personnel Policy
(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (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: PHAs 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-

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

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: 04/01/05

xxx Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	150,202.00
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	30,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	420,831
11	1465.1 Dwelling Equipment-Nonexpendable	100,000.00

12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	50,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	751,033.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	25,000.00
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
TX038	Operations	1406	150,202
	Security fees, inspection fees	1430	30,000
	Dwelling structures - replace kitchen		
	Install central A/C in 55 units, development of 12 units of public housing in Van Alstyne, build Social Service Building in Bonham	1460	420,831
	Purchase refrigerators, ranges, hot water	1465	100,000
	Purchase two maintenance vehicles	1475	50,000

OMB Approval No: 2577-0226
(exp. 02/28/2006)

--	--	--	--

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TX038	9/30/07	9/30/08

--	--	--

(2) Optional 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 PHA Plan template OR by completing and attaching a properly updated HUD-52834.

a.xx 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-

xx 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 here)

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name Bonham Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
TX038-Consortia wide		\$751,033	\$751,033	\$751,033	\$751,033

CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds	\$20,189				

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	TX038- Consortia Wide	Operations	150,202	TX038 Consortia- wide	Operations	150,202
	1430	Architect, security fees, inspection fees	70,044	1430	Security fees, inspection fees	30,000
	1460	Development of 12 units of public housing in Van Alstyne and development of Social Services Building in Bonham.	430,787	1460	Interior upgrades, smoke detectors, replace windows, screens doors, screens, cabinets, counters, splash guards, vent hoods, ceilings, tub surrounds, interior plumbing, G.F.I.'s, floor replacement, light fixtures, interior doors, asbestos abate	380,787

	1450	Exterior upgrades- install clean outs with concrete collars, cut off boxes, sewer and water lines, exterior paint, construct exterior storage with washer/dryer connections, powerwash buildings, install shutters, add porch roofs	100,000	1450	Exterior upgrades- Install clean outs with concrete collars, cut off boxes, sewer and water lines, exterior paint, construct exterior storage with washer/dryer connections, powerwash buildings, new fencing in Bonham, install shutters, add porch roofs	140,044
				1475	Purchase two maintenance trucks	50,000

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

Activities for Year : 4 Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TX038- Consortia Wide	Operations	150,202	TX038 Consortia wide	Operations	150,202
1430	Architect, security fees	70,044	1430	Architect, security fees	30,000
1460	Interior upgrades- asbestos abatement, tub surrounds, carpet, interior plumbing, back splash, vent hood, tile, ceiling, flooring	430,787		Interior upgrades- asbestos abatement, tub surrounds, carpet, interior plumbing, back splash, vent hoods, tile, ceilings, flooring,	380,787

1450	Exterior upgrades- water, sewer lines, cut offs, clean outs, exterior storage, exterior paint, porch roofs	100,000	1450	Exterior upgrades- water, sewer lines, cut offs, clean outs, exterior storage, exterior paint, porch roofs	140,044
			1475	Purchase two maintenance trucks	50,000

		751,033			751,033
Total CEP Estimated Cost					

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below: Replacement units are to be developed to replace the 12 demolished public housing units in Van Alstyne. Capital leveraging and the Replacement Housing Funding will be used to fund the development. Redeveloped units will be designated elderly.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

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:

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.xx 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 xx 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: Van Alstyne Housing Authority

1b. Development (project) number: TX132

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

Effective date this designation approved, submitted, or planned for submission: (3/31/05)

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

Number of units affected: 12

7. Coverage of action (select one)

Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments 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? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

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)

Processed in a pending or approved demolition application (date submitted or approved:)

Processed in a pending or approved HOPE VI demolition application (date submitted or approved:)

Processed in a pending or approved HOPE VI 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. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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"/> HOPE I <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)
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 903.7 9 (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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

xx 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? 03/26/99

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

- xx Client referrals
- xx Information sharing regarding mutual clients (for rent determinations and otherwise)
- xx Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- xx** **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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs 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	Access (development office / PHA main office /	Eligibility (public housing or

		list/random selection/specific criteria/other)	other provider name)	section 8 participants or both)
<i>Certified Nurses Aide Training</i>	<i>10 per class</i>	<i>Waiting list</i>	<i>Veterans Administration</i>	<i>PHA residents, low income individuals</i>
GED classes/ Adult literacy program	24 per class	Open enrollment	PHA HAT House	PHA residents, Sect. 8 clients, community
Youth programs	15 per class	Open enrollment	PHA Community Center	PHA residents and community

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
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 plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below: The programs provided are not classified as FSS programs. Texoma Housing Partners is not required to participate in FSS.

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)

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

- xx Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- xx 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

[24 CFR Part 903.7 9 (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.

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 areas surrounding or adjacent to the PHA's developments
- xx Residents fearful for their safety and/or the safety of their children
- xx Observed lower-level crime, vandalism and/or graffiti
- xx 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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

- xx Safety and security survey of residents
- xx 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
- xx Resident reports
- xx PHA employee reports

- xx** Police reports
- xx** Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Ladonia and Honey Grove

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

1. List the crime prevention activities the PHA has undertaken or plans 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
- xx Activities targeted to at-risk youth, adults, or seniors
- xx Volunteer Resident Patrol/Block Watchers Program
- xx Other (describe below): Off duty Police Officers hired as foot patrol

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

Ladonia and Honey Grove

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
- xx Police provide crime data to housing authority staff for analysis and action
- xx Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- xx Police regularly testify in and otherwise support eviction cases
- xx Police regularly meet with the PHA management and residents
- xx 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)

Bonham , Ladonia, Honey Grove

D. Additional information as required by PHDEP/PHDEP Plan

PHAs 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET OWNERSHIP RULES

1. Common household pet means a domesticated cat, dog, bird, and fish in aquariums. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (with the exception of fish).
3. The pet owner shall have only a small cat or dog. The animal's weight shall not exceed 25 pounds. The animal's height shall not exceed 12 inches. Such limitations do not apply to a seeing eye or helping hand dog used to assist a handicapped or disabled resident.
4. Each non-elderly family shall pay \$200.00 for a pet, which is the total of a \$100.00 non-refundable fee and a \$100.00 refundable deposit. An elderly family will pay a refundable pet deposit of \$50. There is no deposit required for fish, birds, gerbils or guinea pigs. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives.

5. Pet owners shall license their pets yearly with the City. The pet owner must show the PHA proof of annual rabies and distemper booster inoculations.
6. If possible, the pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird shall confine the bird to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed, or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere, or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere, or diminish" shall include but are not limited to barking, howling, biting, scratching, chirping, and other activities of a disturbing nature. If the pet owner declines, delays, or refuses to remove the pet from the premises, the PHA will do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two days and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
- I. The owner of a dog shall feed the animal at least once a day; take the animal for a walk at least twice a day; remove the animal's droppings at least every two days and take the animal to a veterinarian at least once per year. The pet owner shall not permit droppings from the animal to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.

No pet owner shall keep a pet in violation of state, local or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable state or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.

The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.

No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.

PHA staff shall enter a dwelling unit where a pet has been left unattended for 24 hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of state or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.

All residents, including the elderly, handicapped, and disabled, are prohibited from feeding, housing, or caring for stray animals or birds. Such action shall constitute a pet without permission of the PHA.

Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.

Should any pet housed in the PHA's facilities give birth to a litter, the resident shall remove all pets from the premises except one.

IX. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

I have read and understand the above pet ownership rules and agree to abide by them.

Resident Signature

PHA Staff Signature

Susan\C\MyFiles\PetRules

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1.xx 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.xx Yes No: Was the most recent fiscal audit submitted to HUD?
- 3.xx 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

[24 CFR Part 903.7 9 (q)]

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

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
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (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 (File name)

Provided below:

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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)

- xx** **The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**

 - Other: (list below)**

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

D. Other Information Required by HUD

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

SECTION XXXIII. DECONCENTRATION RULE AND INCOME TARGETING (10/21/99)

A, Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the Authority is to house no less than 40 percent (40%) of its public housing inventory with families that have income at or below 30% of the area median by public housing development. Also the Authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the Authority does not concentrate families with higher income levels, it is the goal of the Authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The Authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by Authority's computer system.

B. Actions: To accomplish the deconcentration goals, the Authority will take the following actions:

- 1. At the beginning of each Authority fiscal year, the Authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous Authority fiscal year.**
- 2. To accomplish the goals of:**
 - a. Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income.**
 - b. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the Authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.**

**TEXOMA HOUSING PARTNERS
CONSORTIUM AGREEMENT**

WHEREAS, the 100% Low Rent Public Housing Authorities of the Cities of: Bells, Bonham, Celeste, Ector, Gunter, Farmersville, Howe, Honey Grove, Ladonia, Pottsboro, Savoy, Tom Bean, Trenton, Van Alstyne, Whitewright, and Windom, Texas, hereby agree to join together to form, operate, and maintain a voluntary consortium to be known as TEXOMA HOUSING PARTNERS (THP) for the purpose of administering public housing funds and to provide for the public housing needs of the citizens of their respective cities; and

WHEREAS, the operation and maintenance of THP involves certain responsibilities and privileges; and,

WHEREAS, it is the intent of this Consortium Agreement to provide the basic framework for this cooperative endeavor;

WHEREAS, it is our mutual goal to combine our total resources to provide public housing needs beyond our individual capabilities and in accordance with 24 CFR 943, the Bonham Housing Authority is designated as the lead agency; now therefore

The sixteen (16) public housing authorities who are signatories to this Consortium Agreement agree as follows:

ARTICLE I

The sixteen (16) public housing authorities whose approval is attached hereto agree to operate and maintain THP offices at the Bonham Public Housing Authority Administrative Offices located at 810 West 16th Street, Bonham, Texas, and such other locations as the Governing Board of THP may from time to time designate. THP shall be governed by a policy-making board consisting of seventeen (17) voting members who shall serve terms of three (3) years, with the exception that initial members shall have staggered terms to provide continuity of THP's program. Each of the existing sixteen (16) public housing authority boards shall designate one (1) member to the initial THP Governing Board. Upon convening for the first time, these sixteen (16) members shall draw lots to determine five (5) members to serve an initial one (1) year term; five (5) members to serve an initial two (2) year term; and six (6) members to serve an initial three (3) year term. Members may be appointed to the THP Governing Board for successive terms. After appointment for an initial term by the sixteen public housing authorities, subsequent appointments or reappointments will be made by the mayor of each city represented in accordance with Chapter 392, Subchapter 3, Section 392.031 of the Local Government Code. One public housing resident of one of the member public housing authorities will be appointed for a three (3) year term. This resident will be appointed in accordance with a selection process to be established by the THP Governing Board. In the event that new members are added under the terms of Article IV hereof, such new members will have a member appointed to the Governing Board by the mayor of the city represented.

This Governing Board shall have policy-making authority for THP and shall be known as the Board of Directors. THP shall operate on a fiscal year that shall begin on April 1 of each calendar year and end on March 31 of the following year. Bonham Housing Authority, acting as the lead agency, is designated to receive HUD program payments on behalf of participating PHAs, to administer HUD requirements for administration of the funds, and to apply the funds in accordance with the consortium agreement and HUD regulations and requirements. All participating PHAs are subject to the joint PHA Plan submitted by the lead agency.

If a member of the Board of Directors resigns, dies, or is absent from three (3) consecutive meetings, the appointing authority may designate a new member to complete the unexpired term of the departing member upon written notice by the President of the Board of Directors.

ARTICLE II

The Board of Directors of THP, by majority vote, shall be responsible for the approval of the expenditure of all funds made available to THP from all sources including, but not limited to, U.S. Department of Housing and Urban Development (HUD) subsidy, rent roll income, interest income, and the sale of fixed assets or surplus equipment. Such expenditure of funds will be made from the depository selected under Article IV, and may be expended upon check or warrant signed by the Secretary/Treasurer, countersigned by the President, or in the absence or inability of the President to act, the Vice-President. The Board of Directors of THP shall enter into a management contract with Texoma Council of Governments (TCOG) to provide administrative services, property maintenance, and fiscal operations for THP. The scope, nature and compensation for such services shall be mutually agreed upon by the Board of Directors and TCOG.

ARTICLE III

TCOG's Public Housing Director shall prepare and submit to the Board of Directors a standard operating procedural manual. The Public Housing Director shall prepare an annual budget and recommendations to be presented to the Board of Directors for their consideration and approval in accordance with the schedule established by HUD. The approval of the budget by the Board of Directors shall be contingent upon the availability of sufficient funds in the form of HUD subsidy, projected rental income, and operating reserves.

ARTICLE IV

The activities of THP shall be financed by a fund which shall be set up in a depository to be selected by the Board of Directors. Each public housing authority shall, upon execution of this agreement, and selection of the depository by THP, execute such forms and documents so as to 1) authorize HUD to make payment of all subsidy amounts directly to the selected depository, and 2) authorize transfer of existing operating reserve amounts to the selected depository.

The Board of Directors may consider requests from other public housing authorities to be admitted to and become cooperative partners of THP on an equal basis with the participating partners to this agreement. New members shall agree to comply with the provisions of Article IV, paragraph 1, upon acceptance by the Board of Directors.

ARTICLE V

In the event that any of the original sixteen (16) parties to this agreement or any parties subsequently admitted under Article IV desires to disassociate themselves from THP, it shall be necessary for that particular public housing authority to give written notice to the Board of Directors. Such notice of intention to disassociate from THP will be effective at the end of THP's fiscal year during which notice is given provided that at least ninety (90) days remain in the fiscal year. In the event that less than ninety (90) days remain in THP's current fiscal year, such notice of intention to disassociate from THP will be effective at the end of the succeeding fiscal year. In the event of that one or more public housing authorities give proper notice to the remaining members of their intention to disassociate from THP, the other parties may continue to operate THP. In the event that all of the cooperative public housing authorities jointly agree to dissolve the THP, the assets of THP will be disposed of in a manner designated by the Board of Directors and the net proceeds, after the satisfaction of all indebtedness, will be divided among the cooperative public housing authorities in a manner designated by them. Any party may challenge the manner for disposing of assets provided by a majority of the Board of Directors by submitting to the non-challenging parties three (3) names of individuals acceptable as an arbitrator to the challenging party. The non-challenging parties may select one (1) of the named individuals to arbitrate the manner of disposition. If none of the individuals are acceptable to the non-challenging parties, they shall submit the names of three (3) individuals acceptable as an arbitrator from which the challenging party may select. The alternating submission of names of individuals shall be continued until one (1) mutually acceptable person is selected. The selected arbitrator shall establish the procedures for arbitration of the issue. The decision of the arbitrator will be finding on all parties.

ARTICLE VI

The appointed members serving on the Board of Directors shall meet no less often than annually at a time and place to be determined. The President shall also be authorized to call special meetings in accordance with applicable state laws. A simple majority of fifty-one percent (51%) of the total number of voting members shall constitute a quorum for the transaction of business.

Special meetings called by the President shall be announced in accordance with the Texas Open Meetings Act. The posted notice shall specify the time, place, and subject of the called meeting and business transacted at such called meetings shall be confined to the subjects as stated in such notice.

When a quorum is present at any meeting, the vote of the majority of the voting members shall decide any question brought before the meetings, except that a two-thirds (2/3) affirmative vote of the total number of representatives shall be required to amend the Consortium Agreement.

The President of the Board of Directors shall preside at all meetings. In the absence of the President, the Vice-President shall preside at these meetings. In the absence of both the President and the Vice-President, the Secretary/Treasurer shall preside at these meetings. In the event that any of the aforementioned officers of THP are unable to attend any meeting, the members present at the meeting shall, in a manner deemed acceptable to them, designate a presiding officer from among them, provided that a quorum is present to conduct business.

ARTICLE VII

The officers and duties of THP are as follows:

- I. The duties of the President of the Board of Directors shall be:**
 - A. Preside at meetings of the Board of Directors**
 - B. Sign official documents**
 - C. Call special meetings as required and in accordance with provisions of the Open Meetings Act**
 - D. Recommend committee appointments to include but not be limited to, audit committee, budget committee, nominating committee**
 - E. The President shall not vote on matters before the Board of Directors except to cast the tie breaking vote in the event of a tie vote**
- II. The duties of the Vice-President of the Board of Directors shall be to assume the duties of the President in the event the President is absent or otherwise unable to fulfill his or her responsibility.**
- III. The duties of the Secretary/Treasurer shall be:**
 - A. Preside at meetings of the Board of Directors in the absence of both the President and Vice-President**
 - B. Sign official documents**

ARTICLE VIII

THP shall have an annual audit made of its financial accounts and transactions during the preceding fiscal year. Such audit shall be made in conformance with applicable laws and regulations.

ARTICLE IX

This Consortium Agreement shall become initially effective upon the date of ratification by the minute order, resolution or other appropriate signification of assent by the parties hereto as shown by a certified copy of said minute order, resolution, or other appropriate signification of assent under the hand of the Chairman of the public housing authority of the initial sixteen (16) cooperative members; or a similar certified copy in the case of any public housing authority becoming a member of THP after the execution of this Consortium Agreement by the parties originally signatories hereto, or any parties subsequently admitted with the participating public housing authorities to this Agreement

This Consortium Agreement may be amended by affirmative letter vote of two-thirds (2/3) of the total number of members of the Board of Directors, provided that the proposed amendment was discussed and authorized for consideration at a regular or special called meeting of the Board of Directors.

This agreement is effective as of April 1, 2000, or the date of signature below, whichever is later.

Attachments

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Bonham Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX21P03850103 Replacement Housing Factor Grant No:		Federal FY of 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/04					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	160687		160687	160687
3	1408 Management Improvements				

		Original	Revised	Obligated	Expended
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43755		43755	24118.84
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	427209		427209	283582.98
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	631651		631651	468388.82
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	25000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Bonham Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21PO3850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development	General Description of Major Work	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of
				Original	Revised	Funds	Funds	
TX038 Consortia Wide	Operations	1406		160687		160687	160687	100%
	Architect/security costs	1430		43755		43755	24118.84	55%
	Dwelling structures	1460		427209		427209	283582.98	66%

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

PHA Name: Bonham Housing Authority		Grant Type and Number Capital Fund Program No: TX21PO3850103 Replacement Housing Factor No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
TX038 Consortia Wide	9/30/05		9/26/03	9/30/06			

	Original	Revised	Actual	Original	Revised	Actual	

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Bonham Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX21PO3850203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
------------------------------------	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Xx Performance and Evaluation Report for Period Ending: 6/30/04 Final Performance and Evaluation Report

e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	133862		133862	-0-
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				

		Original	Revised	Obligated	Expended
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	133862			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compl				

		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security - Soft Co				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation M				

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

PHA Name: Bonham Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21PO3850203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development	General Description of Major Work Ca	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Statu
				Original	Revised	Funds Obliga	Funds Expen	
TX038 Cons	Dwelling Structures	1460		133862		133862	-0-	0%

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule		
PHA Name: Bonham Housing Authori	Grant Type and Number Capital Fund Program No: TX21PO3850203 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: right;">2003</p>

Development Name/HA-Wide Area	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
TX038 Consortia Wide	9/30/05		9/24/04	9/30/06			

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name Van Alstyne:

Grant Type and Number TX21R132501
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:

Federal FY of Grant:
2003

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 6/30/03 Final Performance and Evaluation Report

L i n e N o .	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				
4	1410 Administration				

		Original	Revised	Obligated	Expended
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	16,450		16,450	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

		Original	Revised	Obligated	Expended
2 0	1502 Contingency				
2 1	Amount of Annual Grant: (sum of lines 2 – 20)	16,450		16,450	0.00
2 2	Amount of line 21 Related to LBP Activities				
2 3	Amount of line 21 Related to Section 504 compliance				
2 4	Amount of line 21 Related to Security – Soft Costs				
2 5	Amount of Line 21 Related to Security – Hard Costs				
2 6	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Van Alstyne		Grant Type and Number TX21R132501 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development	General Description of Major Work	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Sta
				Original	Revised	Funds	Funds	
TX132	Development of Replacement 12 replacement units	1490		16,450		16,450	0.00	0%

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

PHA Name: Van Alstyne	Grant Type and Number TX21R132501 Capital Fund Program No: Replacement Housing Factor No:	Federal FY of Grant: 2003
-----------------------	---	---------------------------

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
--	---	---	--	--	----------------------------------

	Original	Revised	Actual	Original	Revised	Actual	
TX132	9/30/05		9/30/03	9/30/07			

OMB Approval No: 2577-0226
(exp. 02/28/2006)

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **FFY of Grant Approval: (MM/YYYY)**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	

11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

--	--	--

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years			

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification			Activity Description					
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>