

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

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# PHA Plans for the Eagle Pass Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

**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:** Eagle Pass Housing Authority

**PHA Number:** TX019

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2007

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units: **495**   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units: **485**

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[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)

- 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)

*The mission of the Eagle Pass Housing Authority is to promote decent, safe and affordable housing to the low-income families. The Eagle Pass Housing Authority shall allow qualified families the opportunity to obtain community wide housing, by improving their living conditions through affordable rent payments. The Housing Authority will continue to serve as a stepping stone and encourage the families to participate in the various programs (Self-sufficiency Program, Employment Program, Educational Programs and Counseling Programs) that are designed to promote self-sufficiency. The mission of the Housing Authority is to assist as many qualified families as possible, by providing them the opportunity of improving their lifestyles and becoming self-sufficient.*

**Progress Statement:** *During FYB 2006, the PHA was successful in achieving the goals listed in the Mission statement and will continue during the upcoming year. The PHA has partnerships with the Community Services Agency (CSA, MET-Motivational Educational Training, and the Senior Community Service Program (SCSP, to promote training and continued education that will assist as many families as possible to become self-sufficient. Furthermore we have partnerships with Eagle Pass Independent School District (EPISD), Southwest Texas Junior College, City of Eagle Pass and the County of Maverick and continue to enhance our relationship with AVANCE and Futuro, Inc. The Housing Authority continues to operate the Manuel Abascal Resource Center where housing families have the opportunity to attend adult education classes (GED, ESL), citizenship, craft classes and other meetings and programs that promote self-sufficiency. Moreover, the housing authority opened a second resource center called C. Gordon Downing Resource Center where tenants are afforded the opportunity to attend citizenship and homeownership counseling classes.*

## **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:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)

***Progress Statement:*** *Regarding public housing vacancy, the PHA maintains a 93% lease-up rate. Section 8 Program utilization is at 100%. The PHA continues to utilize their total status. The Tax Credit Project operated by the Eagle Pass Housing Assistance Corporation continues to have 100% occupancy status.*

- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction: *By monitoring of staff, training staff, suggestion box in lobby; Resident's survey.*
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units: *Continue to renovate units;*
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

***Progress Statement:*** *The PHA continues to work with Maverick County Weatherization Program which receives funding from Texas Department of Housing and Community Affairs for the complete upgrade of energy efficiency of units for various developments.*

- PHA Goal: Increase assisted housing choices
- Objectives:
  - Provide voucher mobility counseling: *Have a work plan where staff will provide 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)

***Progress Statement:*** *The PHA continued to provide mobility counseling to new participants/Individual at briefing sessions and to current participants at recertification and unit transfer. Outreach to landlords continued being provided as needed. The payment standard has been 100% of FMR. All of the PHA staff has been certified to provide better customer service to our program participants, current & potential landlords and the general public.*

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

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - 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)
    - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

***Progress Statement:*** *The Eagle Pass Housing Authority opened a second resource center and now operates two resource centers for tenants of all ages providing access to computers and the internet for educational and recreational purposes. In addition, the resource center also provides tenants to meet and gather as neighbors which, in turn creates and improves the sense of community. Furthermore, adult education classes are offered along with other skill enhanced classes for tenants to take advantage of and utilize to move towards self empowerment. Secondly, the housing authority has partnered with the City of Eagle Pass to open a recreational center for all youth and assist with City of Eagle Pass Youth Programs. Third, the PHA has partnered with the school district to provide parenting classes and GED classes for interested parents.*

*Finally, the PHA assisted some qualified graduating seniors with scholarships raised by PHA staff. Furthermore, the PHA provided applications to all public housing graduates where some were awarded state and regional scholarships.*

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*
  - *Increase meaningful resident participation in the improvement of their neighborhoods and developments.*
  - *Continue to network with the local agencies, school district, and city.*

***Progress Statement:*** *The PHA will continue to refer tenants to the different agencies within our community to promote self-sufficiency. The PHA initiated a Work Skills Program where a monthly stipend is paid to the public housing tenant selected for the program.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

***Progress Statement:*** *The PHA was successful in achieving the goal and objectives above. The objectives will be continued on an on-going basis. When discrimination*

*complaints are received, residents are referred to HUD for investigation and any other agency that can provide assistance in resolving any problems.*

**Other PHA Goals and Objectives: (list below)**

- *Retain high quality employees who are an asset to the Housing Authority.*
- *Conduct annual evaluation of employees.*
- *Monitor staff and will continue to post anti-discrimination posters.*



**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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 City of Eagle Pass is located in the Southwestern Region of Texas along the Texas-Mexico border. Contiguous counties are Uvalde, Dimmit, Val Verde and Zavala. The City of Eagle Pass was founded in 1849 and has consistently grown in size and population. The City of Eagle Pass minority population is 22,413. The Hispanic population represents 94% of the total community.*

*The long waiting list indicates that the area residents cannot afford housing in the local market.*

*The Board of Commissioners and staff selected three priority goals or results for the five years, which are as follows:*

- *Retain high quality employees. Conduct evaluations and have scheduled training sessions on a continuous basis.*
- *Maintain a low vacancy rate*
- *Utilize 95% or more of HAP funding.*

*The Eagle Pass Housing Authority certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The Eagle Pass Housing Authority has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of the Eagle Pass Housing Authority Agency Plan to HUD.*

### **iii. 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>
<b>Annual Plan</b>	
ii. Executive Summary	1
iii. Table of Contents	2
1. Housing Needs	7
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	35
10. Conversions of Public Housing	36
11. Homeownership	37
12. Community Service Programs	39
13. Crime and Safety	41
14. Pets (Inactive for January 1 PHAs)	43
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	43
17. Asset Management	44
18. Other Information	44

#### **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:

- Admissions Policy for Deconcentration (*tx019a01*)
- FY 2007 Capital Fund Program Annual Statement (*tx019b01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (*tx019c01*)
- List of Resident Board Member (*tx019d01*)
- Community Service Description of Implementation (*tx019e01*)
- Information on Pet Policy (*tx019f01*)

- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable
- Other (List below, providing each attachment name)
  - *Deconcentration and Income Mixing Analysis Results (tx019g01)*
  - *Progress in Meeting 5 Year Plan Goals (tx019h01)*
  - *Criteria for Substantial Deviation and Significant Amendment (tx019i01)*

Optional Attachments:

- PHA Management Organizational Chart (*tx019j01*)
- FY 2007 Capital Fund Program 5 Year Action Plan (*tx019k01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - *2006 Performance and Evaluation Report (tx019l01)*
  - *2005 Performance and Evaluation Report (tx019m01)*
  - *2004 Performance and Evaluation Report (tx019n01)*

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	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	877	5	5	5	5	5	5
Income >30% but <=50% of AMI	487	5	5	5	5	5	5
Income >50% but <80% of AMI	346	5	5	5	5	5	5
Elderly	328	5	5	5	5	5	5
Families with Disabilities	*	*	*	*	*	*	*
White/Non Hispanic	54	5	5	5	5	5	5
Black/African American/Non Hispanic	0	0	0	0	0	0	0
Hispanic	1656	5	5	5	5	5	5

\* No data provided

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.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)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	270		310
Extremely low income <=30% AMI	234	87%	
Very low income (>30% but <=50% AMI)	33	12%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	167	32%	
Elderly families	63	23%	
Families with Disabilities	29	11%	
White	268	99%	
Black/African American	1	.5%	
American Indian/Alaska Native	1	.5%	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Hispanic	263	97	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	44	16%	26
1BR	82	30 %	30
2 BR	101	37 %	106
3 BR	38	14 %	117
4 BR	5	2 %	31
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 0-BR 9 months 1-BR 22 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			



Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	252		336
Extremely low income <=30% AMI	225	89%	
Very low income (>30% but <=50% AMI)	18	7%	
Low income (>50% but <80% AMI)	9	4%	
Families with children	205	81%	
Elderly families	37	15%	
Families with Disabilities	10	4%	
White	0	0%	
Black/African American	0	0%	
American Indian/Alaska Native	10	4%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	242	96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 11 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed 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
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-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
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek 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: *N/A***

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)

## **2. 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	621,100.00	
b) Public Housing Capital Fund	746,273.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,743,404.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below) as of 12/31/06</b>		
2006 Capital Funds	709,858.00	Public housing capital improvements
2005 Capital Funds	176,072.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>		
	777,600.00	Public housing operations
<b>4. Other income (list below)</b>		
Public Housing Program Interest income & misc. tenant charges	31,180.00	Public housing operations
Rural Rents	84,320.00	Other
USDA Grant	125,000.00	Other
USDA (interest – reserve account)	2,500.00	Other
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>5,017,407.00</b>	

### **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)
- Other: (describe)
  - *When name is reached on waiting list.*

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
  - *The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.*

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

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

e.  Yes  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)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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**  
***Not Applicable – The PHA does not operate site-based waiting lists.***

1. How many site-based waiting lists will the PHA operate in the coming year? *N/A*

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)? *N/A*  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? *N/A*  
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)? *N/A*

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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)
- Other: (list below)
  - *Victims of Domestic Violence*

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences: *N/A*

- 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) *N/A*

- 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.



*Not applicable – The PHA does not employ preferences. All selections are made according to date and time of application.*

Date and Time

Former Federal preferences: *N/A*

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) *N/A*

- 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: *N/A*

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

### **(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- 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) *N/A*

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) *N/A*

- 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)
    - *Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.*
  - 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)
    - *Current and former landlord name and mailing address*
    - *Last known name and mailing address of participant*

### (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:

- *Due to family illness*
- *Any emergency*
- *Unable to locate suitable unit and can provide proof of diligent search*

### **(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) *N/A*

Former Federal preferences *N/A*

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) *N/A*

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.

***Not applicable – The PHA does not employ preferences. All selections are made according to date and time of application.***

Date and Time

Former Federal preferences *N/A*

- 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) *N/A*

- 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) *N/A*

- 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) *N/A*

- 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) *N/A*

- 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**      *Not Applicable*

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:

*Minimum Rent*

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

*1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:*

*a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be*

*entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;*

- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;*
- c. One or more family members have lost employment;*
- d. The family would be evicted as a result of imposing the minimum rent requirement;*
- e. There has been a death in the family; or*
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.*

*Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).*

- 2. *If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:*
  - a. If the hardship is determined to be temporary, rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.*
  - b. In the case of a temporary hardship, the PHA will allow the family a maximum of three (3) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.*
  - c. The family may not be evicted for non-payment of rent during this ninety (90)-day period.*
  - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.*
- 3. *Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.*

c. Rents set at less than 30% than adjusted income

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: *N/A*



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)

e. Ceiling rents

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

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

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

*N/A*

- 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) *N/A*

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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) *N/A*

- 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) *N/A*

- 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)

### *MINIMUM RENT*

*The minimum rent for Section 8 participants is \$50.00. All Voucher families will contribute the highest of thirty percent (30%) of monthly-adjusted income, ten percent (10%) of monthly gross income, or the minimum rent toward the rent plus any rent above the applicable Payment Standard.*

1. *The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:*
  - a. *The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;*
  - b. *The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;*
  - c. *One or more family members have lost employment;*
  - d. *The family would be evicted as a result of imposing the minimum rent requirement;*
  - e. *There has been a death in the family; or*
  - f. *There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.*

*Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).*
2. *If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:*
  - a. *If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.*
  - b. *In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.*
  - c. *If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.*
  - d. *Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.*
3. *Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.*

## **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. (*tx019j01*)
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	495	131
Section 8 Vouchers	485	80
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually) <i>FHA</i>	60	13

### **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)

- *Work Order System*
- *Pest Eradication Policy*
- *Maintenance Plan*
- *Uniform Inspection System*
- *Admissions and Continued Occupancy Policy*
- *Admissions and Occupancy Procedures Manual*
- *Fair Housing Policy*
- *Grievance Procedures*
- *Tenant Selection and Assignment Plan*
- *Handicapped Policy*
- *Termination and Eviction*
- *Transfers and Transfers Waiting List*
- *Resident Initiative*
- *Section 3 Plan*
- *Pet Policy for Families*
- *Pet Policy for Elderly*
- *Procurement Policy and Procedures*
- *Personnel Policy*
- *Security Policy*

(2) Section 8 Management: (list below)

- *Administrative Plan*
- *Section 8 Procedures Manual*

## 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: *N/A*

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: *N/A*

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) ***tx019b01***

-or-

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

#### **(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.  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) ***tx019k01***

-or-

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



## 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: *N/A*
2. Development (project) number: *N/A*
3. Status of grant: (select the statement that best describes the current status) *N/A*

- 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:

- 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 *N/A*

- 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: (DD/MM/YY)	
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.  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 *N/A*

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

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

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 *N/A*

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.

<b>Conversion of Public Housing Activity Description</b>	
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 <input type="checkbox"/> 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.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 *N/A*

- 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description: *N/A*

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 (1)]

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:

- Yes  No: Has the PHA has 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? 01/13/04

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing 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. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>GED Classes</i>	<i>80</i>	<i>Waiting List</i>	<i>Manuel Abascal Resource Center</i>	<i>Public Housing and/or Section 8 Participants</i>
<i>ESL Classes</i>	<i>80</i>	<i>Waiting List</i>	<i>Manuel Abascal Resource Center</i>	<i>Public Housing and/or Section 8 Participants</i>
<i>ESL Classes</i>	<i>20</i>	<i>Waiting List</i>	<i>C. Gordon LDowning Resource Center</i>	<i>Public Housing and/or Section 8 Participants</i>
<i>Citizenship Classes</i>	<i>80</i>	<i>Waiting List</i>	<i>Manuel Abascal Resource Center</i>	<i>Public Housing and/or Section 8 Participants</i>
<i>Citizenship Classes</i>	<i>20</i>	<i>Waiting List</i>	<i>C. Gordon Downing Resource Center</i>	<i>Public Housing and/or Section 8 Participants</i>

**(2) Family Self Sufficiency program/s N/A**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 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:

**C. Welfare Benefit Reductions**



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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

Description of Community Service requirements implementation is included as attachment tx019e01.

**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
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

- *Mundo Nuevo, Loma De La Cruz*

### **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
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - *Partnership with D.A.R.E. Program, Police Department, and County of Maverick to bring forth programs that will decrease crime and prevent drug activity.*

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

- *Loma De La Cruz and Mundo Nuevo*

### **C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

- *Mundo Nuevo*

**D. Additional information as required by PHDEP/PHDEP Plan *Not Required***

PHAs eligible for FY 2005 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)]

Description of Pet Policy (Family & Elderly/Handicapped is included as attachment tx019f01.

**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.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_
- 5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? *N/A*  
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)  
*N/A*  
 Attached at Attachment (File name)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply) *N/A*  
 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.) *Mayor appoints Resident Commissioner*

3. Description of Resident Election Process *N/A*

- a. Nomination of candidates for place on the ballot: (select all that apply) *N/A*
  - 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) *N/A*
  - 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) *N/A*
  - 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) *State of Texas*
  
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the 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)
  - *Modernize units*
- Other: (list below)

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

- **Commitment:** *Leverage limited tax credit resources*
- **Action:** *Leverage ratio of annual Home Program multi-family assistance 1:4*
  
- **Commitment:** *Facilitate affordable housing development partnerships*
- **Action:** *The creation of two publicly available databases, one identifies communities experiencing housing demand and another that identifies willing rural affordable housing developers and builders.*
  
- **Commitment:** *Enhance the capacity of the public and private rural affordable housing providers.*
- **Action:** *The development and implementation of training and educational workshops conducted that are targeted to providing information regarding affordable public intervention programs purposes, uses and packaging.*
  
- **Commitment:** *Market public affordable housing resources available to the supportive housing industry*
- **Action:** *The creation and implementation of marketing and outreach activities; to increase supportive housing industry's awareness of affordable housing products.*
  
- **Commitment:** *Coordinate supportive services to publicly financed housing.*
- **Action:** *Ten publicly financed rural affordable housing projects incorporating the use of supportive services.*

#### **D. Other Information Required by HUD**

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

## Attachments

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

<b>Admission Policy for Deconcentration</b>	<b>tx019a01</b>
<b>FY 2007 Capital Fund Program Annual Statement</b>	<b>tx019b01</b>
<b>List of Resident Advisory Board Members</b>	<b>tx019c01</b>
<b>List of Resident Board Member</b>	<b>tx019d01</b>
<b>Community Service Description of Implementation</b>	<b>tx019e01</b>
<b>Information on Pet Policy</b>	<b>tx019f01</b>
<b>Deconcentration and Income Mixing Analysis Results</b>	<b>tx019g01</b>
<b>Progress in Meeting 5 Year Plan Goals</b>	<b>tx019h01</b>
<b>Criteria for Substantial Deviation &amp; Significant Amendment</b>	<b>tx019i01</b>
<b>PHA Management Organizational Chart</b>	<b>tx019j01</b>
<b>FY 2007 Capital Fund Program 5 Year Goals</b>	<b>tx019k01</b>
<b>2006 Performance and Evaluation Report</b>	<b>tx019l01</b>
<b>2005 Performance and Evaluation Report</b>	<b>tx019m01</b>
<b>2004 Performance and Evaluation Report</b>	<b>tx019n01</b>

# PHA Plan Table Library

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

### Annual Statement (*See attachment tx019b01*) 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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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** *(See attachment tx019b01)*  
**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** (*See attachment tx019b01*)

**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)
<i>(See attachment tx019k01)</i>				
<b>Total estimated cost over next 5 years</b>				



**Attachment: tx019a01**  
**DE-CONCENTRATION AND INCOME TARGETING POLICY**  
**FOR THE**  
**EAGLE PASS HOUSING AUTHORITY**  
**EAGLE PASS, TEXAS**

**DE-CONCENTRATION AND INCOME TARGETING POLICY**  
*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Eagle Pass Housing Authority, Eagle Pass, Texas (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic De-concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de-concentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment: tx019b01

**Annual Statement/Performance and Evaluation Report** 3/19/2007

**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Eagle Pass	<b>Grant Type and Number:</b> Capital Fund Program No: TX59PO1950107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2007
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	100,000.00			
3	1408 Management Improvements	60,250.00			
4	1410 Administration	46,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	32,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	61,571.00			
10	1460 Dwelling Structures	382,452.00			
11	1465.1 Dwelling Equipment-Nonexpendable	14,000.00			
12	1470 Nondwelling Structures	50,000.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$746,273.00</b>			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			



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

3/19/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Operations</b> (may not exceed 20% of total grant)	1406		100,000.00				
Agency-Wide	<b>Total 1406</b>			<b>100,000.00</b>				
	<b>Management Improvements</b>							
	General Technical Assistance/PHAS	1408		2,000.00				
	Staff & Commissioners' Training	1408		25,000.00				
	Resident Training	1408		1,500.00				
	Update Software	1408		4,000.00				
	Resident -Self-Sufficiency Training	1408		1,250.00				
	PHAS New Plan /Training	1408		2,000.00				
	Waiting List System	1408		2,000.00				
	Resident Services Coordinator	1408		16,000.00				
	Benefits (includes force acct. labor benefits)	1408		6,500.00				
	<b>Total 1408</b>			<b>60,250.00</b>				
	<b>Administration</b>							
	Capital Fund Coordinator	1410		36,000.00				
	Benefits	1410		10,000.00				
	<b>Total 1410</b>			<b>46,000.00</b>				
	<b>Fees and Costs</b>							
	A/E Services	1430		5,000.00				
	Inspection Costs	1430		2,000.00				
	Agency Plan Update Preparation	1430		3,000.00				
	Consultant Fees-Capital Fund Annual Statement	1430		16,000.00				
	Utility Allowance Study	1430		6,000.00				
	<b>Total 1430</b>			<b>32,000.00</b>				
	<b>Dwelling Equipment - Nonexpendable</b>							
	Replace Stoves	1465	20	5,000.00				
	Replace Refrigerators	1465	20	9,000.00				
	<b>Total 1465</b>			<b>14,000.00</b>				
	<b>Dwelling Structures</b>							
	Replace water heaters	1460	50	12,500.00				
	<b>Total 1460</b>			<b>12,500.00</b>				
	<b>Page Total</b>			<b>\$264,750.00</b>				

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

3/19/2007

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Eagle Pass		TX59PO1950107				2007		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Site Improvements</b>							
Agency-Wide	Paint parking spaces	1450	500	5,581.00				
	<b>Total 1450</b>			<b>5,581.00</b>				
	<b>TOTAL PHA WIDE</b>			<b>\$270,331.00</b>				
TX019-001	<b>Dwelling Structures</b>							
Loma De La Cruz	Remodeling Kitchens (cabinets, tile replacement)	1460	8 units	10,000.00				
	Remodeling Bathrooms (bathtubs, shower walls, tile)	1460	8 units	10,000.00				
	<b>Total 1460</b>			<b>20,000.00</b>				
TX019-002	<b>Dwelling Structures</b>							
Mundo Nuevo								
	Replace main water line	1450	54 units	55,990.00				
	<b>Total 1450</b>			<b>55,990.00</b>				
	Remodeling Kitchens (cabinets, tile replacement)	1460	8 units	10,000.00				
	Remodeling Bathrooms (bathtubs, shower walls, tile)	1460	8 units	10,000.00				
	<b>Total 1460</b>			<b>20,000.00</b>				
TX019-003	<b>Dwelling Structures</b>							
Thompson Addn.	Remodeling Kitchens (cabinets, tile replacement)	1460	8 units	10,000.00				
	Remodeling Bathrooms (bathtubs, shower walls, tile)	1460	8 units	10,000.00				
	<b>Total 1460</b>			<b>20,000.00</b>				
	<b>Page Total</b>			<b>65,581.00</b>				







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

3/19/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>			Grant Type and Number: Capital Fund Program No: <b>TX59PO1950107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Agency-Wide	6/30/2009			6/30/2011				
TX019-001	6/30/2009			6/30/2011				
Loma de la Cruz								
TX019-005A	6/30/2009			6/30/2011				
El Centenario								
TX019-008	6/30/2009			6/30/2011				
Chemita Oyervides								
TX019-004	6/30/2009			6/30/2011				
Mabe Terrace Site 6 (elderly)								
TX019-003	6/30/2009			6/30/2011				
Thompson Addition								
TX019-006	6/30/2009			6/30/2011				
Barrera Heights								
TX019-005B	6/30/2009			6/30/2011				
Los Angeles								
TX019-002	6/30/2009			6/30/2011				
Mundo Nuevo								
TX019-007	6/30/2009			6/30/2011				
Elia G. Santos								

**Attachment: tx019c01**  
**Eagle Pass Housing Authority**  
**List of Resident Advisory Board Members**

<b><u>Member</u></b>	<b><u>Organization Represented</u></b>
Martha Bravo	Loma De La Cruz
Irma Villa	Mundo Nuevo
Laura Moncada	Thompson Addition
Sonia Felan	Mabe Terrace
Maria García	El Centenario
Delfina Morales	Los Ángeles Heights
Francisco Jiménez	Barrera Heights
Diana Mireles	Elia G. Santos
Maria Medina	Chemita Oyervides Heights

**Attachment: tx019d01**  
**Eagle Pass Housing Authority**  
**List of Resident Board Member**

**Resident Member on the PHA Governing Board**

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Maria D. Lopez**

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): **Term of appointment is for 2 year/Expires April 2007**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **N/A**

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **April 2007**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Honorable Chad Foster, Mayor**



Attachment: tx019e01  
Eagle Pass Housing Authority  
**COMMUNITY SERVICE DESCRIPTION OF IMPLEMENTATION**

**Description of the Community Service Policy**

The Eagle Pass Housing Authority Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Eagle Pass Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

**Community Service Implementation Report:**

Number of tenants performing community service: 45

Number of tenants granted exemptions: 1213

Number of tenants in non-compliance: 138

Number of tenants terminated/evicted due to non-compliance: 1

The Eagle Pass Housing Authority developed a Community Service Tracking System in which a file is created for each family. Each file is labeled with the HOH and date of Re-examination and it is also color coded to flag which tenants are in noncompliance. Each file is reviewed on a monthly basis for compliance. If tenant is complying, file will be coded accordingly and will not be reviewed until the following month. If non-complying, an appointment will be scheduled to counsel tenant regarding their delinquency in community service hours and will be given the opportunity to sign a

Compliance Agreement to make up the delinquent hours. If tenant does not respond, Notice of Noncompliance is issued. Prior to re-examination date, a list of non-compliance tenants are given to managers so that they can issue notice of termination of lease.

The Eagle Pass Housing Authority is working with tenants to help them comply with their community service requirement. They are referred to different places in the community where they can do their community service hours. The EPHA also has two resource centers which offer ESL, Citizenship, and GED classes to help tenants become self-sufficient.

Attachment: tx01001  
Eagle Pass Housing Authority  
Information on Pet Policy

PET OWNERSHIP POLICY

**A. Pet Rules**

The following rules shall apply for the keeping of pets by Residents living in the units operated by the Housing Authority. These rules do not apply to animals used by persons with disabilities.

1. Common household pets as authorized by this policy means a domesticated animals, such as cats, dogs, fish, birds, rodents (including rabbits) and turtles, that are traditionally kept in the home for pleasure rather than for commercial purposes.
2. Residents will register their pets with the Authority **BEFORE** it is brought onto the Authority premises, and will update the registration annually. The registration will include: (*Appendix 1*)
  - a. Information sufficient to identify the pet and to demonstrate that it is a common household pet and a picture;
  - b. A certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and Local Law;
  - c. The name, address, and telephone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
  - d. The registration will be updated annually at the annual re-examination of Residents income.
  - e. A statement indicating that the pet owner has read the pet rules and agrees to comply with them; (*Appendix 2*)
  - f. The Authority may refuse to register a pet if:

- 1) The pet is not a common household pet;
  - 2) The keeping of the pet would violate any applicable house pet rule;
  - 3) The pet owner fails to provide complete pet registration information;
  - 4) The pet owner fails annually to update the pet registration;
  - 5) The Authority reasonably determines, based on the pet owners habits and practices and the pets temperament, that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations;
  - 6) Financial ability to care for the pet will not be a reason for the Authority to refuse to register a pet.
- g. The Authority will notify the pet owner if the Authority refuses to register a pet. The notice will:
- 1) State the reasons for refusing to register the pet;
  - 2) Be served on the pet owner in accordance with procedure outlined in paragraph B1 of this policy; and
  - 3) Be combined with a notice of a pet rule violation if appropriate.
3. Cats and dogs shall be limited to small breeds where total weight shall not exceed twenty (20) pounds and total height shall not exceed twelve (12) inches. Seeing-eye dogs are excluded to height and weight.
  4. No chows, pit bulls, german police dogs, or any other known fighter breed will be allowed on the premises.
  5. All cat and dog pets shall be neutered or spayed and verified by veterinarian, cost to be paid by the owner. Pet owners will be required to present a certificate of health from their veterinarian verifying all required annual vaccines initially and at re-examination.
  6. A **\$300.00** pet fee shall be made to the Housing Authority. Such fee will be a one-time fee (per pet) and shall be used to help cover cost of damages to the unit caused by the pet.

7. Pets shall be quartered in the Residents unit.
8. Dogs and cats shall be kept on a leash and controlled by a responsible individual when taken outside.
9. No doghouses will be allowed on the premises.
10. Pets (dogs and cats), shall be allowed to run only on the owners lawn and owners shall clean up after pets EACH day.
11. The City Ordinance concerning pets will be complied with.
12. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance or a threat to the health and safety of the pet owner and occupants of the Authority in accordance with paragraph B3 below.
13. Birds must be kept in regular birdcages and not allowed to fly throughout the unit.
14. Each resident family will be allowed to house only one (1) animal at any time. Visiting guests with pets will not be allowed.
15. Dishes or containers for food and water will be located within the owners' apartment. Food and/or table scraps will not be deposited on the owners porches or yards.
16. Residents will not feed or water stray animals or wild animals.
17. Pets will not be allowed on specified common areas (under clotheslines, social rooms, office, maintenance space, etc.).
18. Each resident family will be responsible for the noise or odor caused by their pet. Obnoxious odors can cause health problems and will not be tolerated.

**B. Pet Violation Procedure**

1. **NOTICE OF PET RULE VIOLATION (Appendix 3):** When the Authority determines on the basis of objective facts supported by written statements, that a pet owner has violated one or more of these rules governing the owning or keeping of pets, the Authority will:

- a. Serve a notice of the pet rule violation on the owner by sending a letter by first class mail, properly stamped and addressed to the Resident at the leased dwelling unit, with a proper return address, or serve a copy of the notice on any adult answering the door at the Residents leased dwelling unit, or if no adult responds, by placing the notice under or through the door, if possible, or else by attaching the notice to the door;
  - b. The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
  - c. The notice must state that the pet owner has ten (10) days from the effective date of service of notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation, (the effective date of service is that day that the notice is delivered or mailed, or in the case of service by posting, on the day that the notice was initially posted);
  - d. The notice must state that the pet owner is entitled to be accompanied by another person on his or her choice at the meeting;
  - e. The notice must state that the pet owners' failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owners residency.
2. **PET RULE VIOLATION MEETING:** If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Authority shall establish a mutually agreeable time and place for the meeting to be held within fifteen (15) days from the effective date of service of the notice of pet rule violation (unless the Authority agrees to a later date).
1. The Authority and the pet owner shall discuss any alleged pet rule violation and attempt to correct it and reach an agreeable understanding.
  2. The Authority may, as a result of the meeting, give the pet owner additional time to correct the violation.
  3. Whatever decision or agreements, if any, are made will be reduced to writing, signed by both parties, with one copy for the pet owner and

one copy placed in the Authorities Resident file.

3. **NOTICE OF PET REMOVAL:** If the pet owner and the Authority are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Authority determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under paragraph B1 above (or at the meeting, if appropriate), requiring the pet owner to remove the pet. This notice must:
  - a. Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;
  - b. State that the pet owner must remove the pet within ten (10) days of the effective date of service of notice or pet removal (or the meeting, if the notice is served at the meeting);
  - c. State the failure to remove the pet may result in initiation of procedures to terminate the pet owners' residency.
  
4. **INITIATION OF PROCEDURE TO TERMINATE PET OWNERS RESIDENCY:** The Authority will not initiate procedure to terminate a pet owners residency based on a pet rule violation unless:
  - a. The pet owner has failed to remove the pet or correct the pet rule violation within the applicable time period specified in paragraph 3b above;
  - b. The pet rule violation is sufficient to begin procedures to terminate the pet owners residency under the terms of the lease and application regulations;
  - c. Provisions of Residents Lease, Section XV: "Termination of Lease" will apply in all cases.

**C. Protection of the Pet**

1. If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Authority may:
  - a. Contact the responsible party or parties listed in the registration form and ask that they assume responsibility for the pet;
  - b. If the responsible party or parties are unwilling or unable to care for



the pet, the Authority may contact the appropriate State or Local Authority (or designated agent of such Authority) and request the removal of the pet;

- c. If the Authority is unable to contact the responsible parties despite reasonable efforts, action as outlined in 1b above will be followed; and
- d. If none of the above actions reap results, the Authority may enter the pet owners unit, remove the pet, and place the pet in a facility that will provide care and shelter until the pet owner or a representative of the pet owner is able to assume responsibility for the pet, but no longer than thirty (30) days. The cost of the animal care facility provided under this section shall be borne by the pet owner.

**D. NUISANCE OR THREAT TO HEALTH OR SAFETY**

Nothing in this policy prohibits the Authority or the Appropriate City Authority from requiring the removal of any pet from the Authority property. If the pets conduct or condition is duly determined to constitute, under the provisions of State or Local Law, a nuisance or a threat to the health or safety or other occupants of the Authority property or of other persons in the community where the project is located.

**E. APPLICATION OF RULES**

- 1. Pet owners will be responsible and liable for any and all bodily harm to other residents or individuals and destruction of personal property belonging to others caused by owners pet will be the moral and financial obligation of the pet owner.
- 2. All pet rules apply to resident and/or residents guests.

Attachment: tx019g01  
 Eagle Pass Housing Authority  
 Deconcentration and Income Mixing Analysis Results

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
TX018-007 Elia G. Santos	29	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments	
TX018-008 Chema Oyervides	22	C. The Covered Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small developments	

Attachment: tx019h01  
Eagle Pass Housing Authority  
Progress in Meeting 5-Year Plan Goals

The Eagle Pass Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2006. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA has done substantial renovation of older units by upgrading of electrical meters, remodeling of bathrooms, painting interior of units as they become vacant, building water heater rooms for all units and building new kitchen cabinets when units are vacated.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through coordination of nightly security patrols and working with the local law enforcement agencies.

Concerning improving the quality of life, PHA continues a work skill program, coordinated and is offering ESL (English as a Second Language) and computer classes to housing residents. The PHA continues to operate a resource center that serves as a clearing house of social programs. In addition, the PHA has opened a second resource center.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Attachment: tx019i01  
Eagle Pass Housing Authority  
Criteria for Substantial Deviation and Significant Amendment

**(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

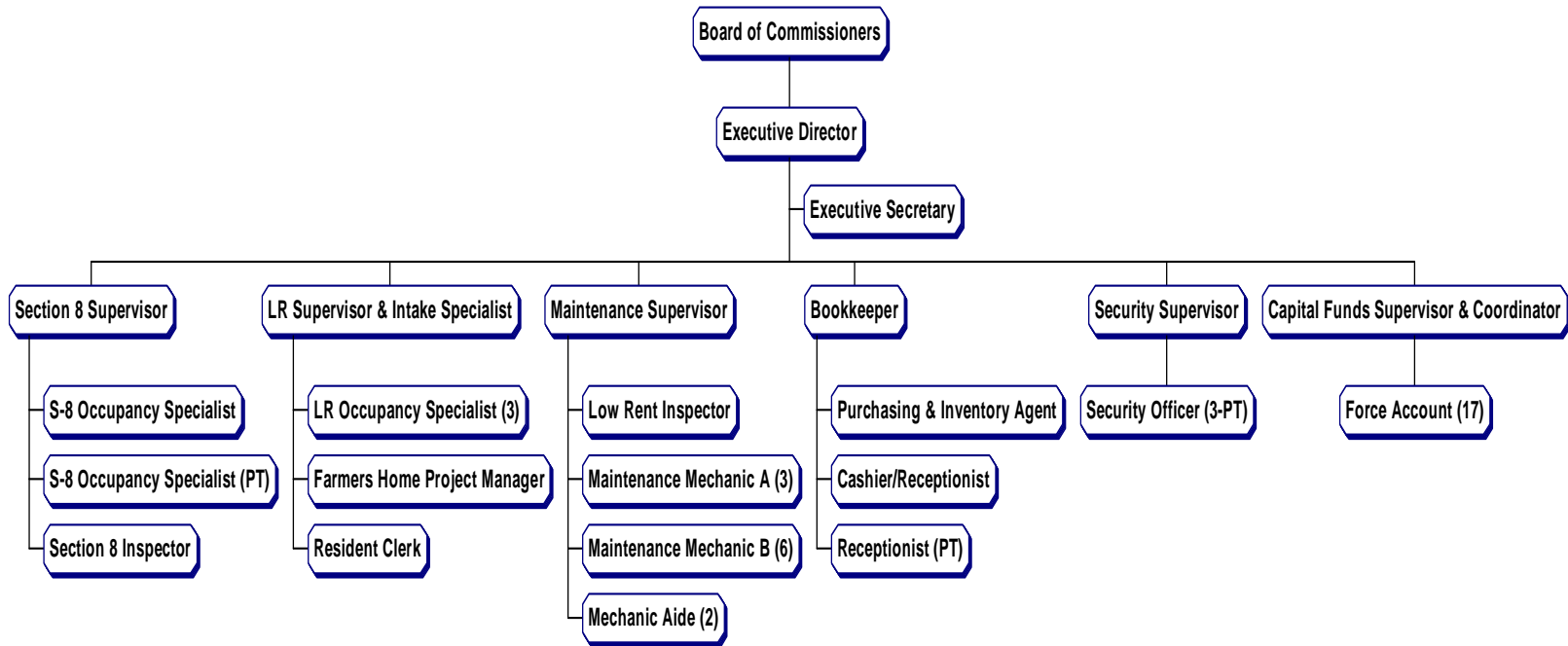
**a. Substantial Deviation from the 5-Year Plan**

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective

**b. Significant Amendment or Modification to the Annual Plan**

- Additions or non-emergency work items in excess of \$25,000 (items not included in the current Capital Funds Annual Statement or Five Year Action Plan) or any changes in excess of \$25,000 in use of replacement reserve funds;
- Any change in policy or operation being submitted to HUD that requires a separate notification to residents, such as changes in the HOPE VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- That is inconsistent with the applicable Consolidated Plan.

Eagle Pass Housing Authority  
Organizational Chart  
Attachment: tx019j01  
September 2006



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

3/20/2007

Attachment: tx019k01

HA Name:						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
<b>Housing Authority of the City of Eagle Pass</b>							
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
		FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011		
HA - Wide	Annual	388,375.00	449,300.00	287,300.00	475,750.00		
TX019-001 - Loma de la Cruz		28,336.00	121,320.00	138,995.00	25,000.00		
TX019-002 - Mundo Nuevo		152,000.00	102,000.00	186,290.00	25,000.00		
TX019-003 - Thompson Addition		26,336.00	16,336.00	31,336.00	25,000.00		
TX019-004 - Mabe Terrace	Statement	26,336.00	16,336.00	31,336.00	25,000.00		
TX019-005A - El Centenario		30,000.00	10,000.00	0.00	36,804.00		
TX019-005B - Los Angeles Heights		46,336.00	0.00	0.00	37,304.00		
TX019-006 - Barrera Heights		31,336.00	16,336.00	31,336.00	25,000.00		
TX019-007 - Elia G. Santos		31,336.00	16,336.00	36,336.00	25,000.00		
TX019-008 - Chema Oyervides		0.00	20,000.00	7,524.00	25,000.00		
TX019-011 - Chemita Oyervides		37,672.00	0.00	0.00	0.00		
<b>CFP Funds Listed for 5-Year planning</b>		<b>\$798,063.00</b>	<b>\$767,964.00</b>	<b>\$750,453.00</b>	<b>\$724,858.00</b>		
<b>Replacement Housing</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>Factor Funds</b>							

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

3/20/2007

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	<b>Operations:</b>	100,000.00
		<b>Total</b>	<b>\$100,000.00</b>
Annual	HA - Wide	<b>Management Improvements:</b>	
		General Technical Assistance / PHAS	5,000.00
		Staff & Commissioners Training	5,000.00
		Resident Training	1,500.00
		Update Software	1,500.00
Statement		Resident Self-Sufficiency Training	1,250.00
		Maintenance Technical Training	4,800.00
		PHAS New Plan Training	2,000.00
		Tracking System	5,000.00
		Grant Writer/ESS/FSS Coordinator	77,450.00
		Salaries comparabilities	5,000.00
		Benefits	25,000.00
		<b>Total</b>	<b>\$133,500.00</b>
	HA - Wide	<b>Administration:</b> (may not exceed 10% of total Grant)	
		CFP Coordinator	18,000.00
		Pro-Rata Salaries	11,000.00
		Clerk of the Works	18,900.00
		Benefits	12,000.00
		<b>Total</b>	<b>\$59,900.00</b>
		<b>Subtotal HA - Wide</b>	<b>\$293,400.00</b>
		<b>YEAR 2008</b>	















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

3/20/2007

Activities for Year 1	Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	TX019-003	<b>Dwelling Structures:</b>	
	Thompson Addn.	Replace 490 Windows and Screens	16,336.00
Annual		<b>Total 003</b>	<b>\$16,336.00</b>
	TX019-004	<b>Dwelling Structures:</b>	
	Mabe Terrace	Replace 450 Windows and Screens	16,336.00
		<b>Total 004</b>	<b>\$16,336.00</b>
Statement	TX019-005A	<b>Dwelling Structures:</b>	
	El Centenario	Paint 100 Parking Spaces	10,000.00
		<b>Total 005A</b>	<b>\$10,000.00</b>
	TX019-006	<b>Site Improvements:</b>	
	Barrera Heights	Paint 60 Parking Spaces	16,336.00
		<b>Total 006</b>	<b>\$16,336.00</b>
	TX019-007	<b>Site Improvements:</b>	
	Elia G. Santos	Repair 650 lf Chainlink Fence	6,336.00
	TX019-007	<b>Dwelling Structures:</b>	
	Elia G. Santos	Restore 480 Windows and Screens	10,000.00
		<b>Total 007</b>	<b>\$16,336.00</b>
	TX019-008	<b>Site Improvements:</b>	
	Chema Oyervides	Install 2 new playgrounds	20,000.00
		<b>Total 008</b>	<b>\$20,000.00</b>
		<b>Total Physical Improvements - 2009</b>	<b>\$318,664.00</b>
		<b>YEAR 2009</b>	<b>\$767,964.00</b>







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

3/20/2007

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	TX019-001	<b>Site Improvements:</b>	
	Loma de la Cruz	Paint parking spaces and H/C signs	12,000.00
		<b>Total</b>	<b>\$12,000.00</b>
Annual			
	TX019-001	<b>Dwelling Structures:</b>	
	Loma de la Cruz	Replace wall furnaces on all projects	30,000.00
		Install smoke and CO alarms in all developments	24,000.00
Statement		Repair windows on all units	12,995.00
		Repair kitchen wall cabinets	15,000.00
		Replace kitchen base cabinets	15,000.00
		Replace kitchen sink	10,000.00
		Replace kitchen sink faucets	10,000.00
		Replace rangehood	5,000.00
		Replace greaseshield	5,000.00
		<b>Total</b>	<b>\$126,995.00</b>
		<b>Total 001</b>	<b>\$138,995.00</b>
	TX019-002	<b>Site Improvements</b>	
	Mundo Nuevo	Paint parking and H/C signs	8,790.00
		Restore new playground	24,000.00
		<b>Total</b>	<b>\$32,790.00</b>
	TX019-002	<b>Dwelling Structures</b>	
	Mundo Nuevo	Restore plumbing in bathrooms	107,000.00
		Replace windows and screens	26,000.00
		<b>Total</b>	<b>\$133,000.00</b>
	TX019-002	<b>Non-Dwelling Equipment</b>	
	Mundo Nuevo	Shop Tools/Dust Filtering System	20,500.00
		<b>Total</b>	<b>\$20,500.00</b>
		<b>Total 002</b>	<b>\$186,290.00</b>
		<b>YEAR 2010</b>	

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

3/20/2007

Activities for Year 1	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010		Estimated Cost
2007	Development Name/Number	Major Work Categories	
See	TX019-003	<b>Dwelling Structures:</b>	
	Thompson Addn.	Replace windows and screens	16,336.00
Annual		Replace base cabinets	15,000.00
		<b>Total 003</b>	<b>\$31,336.00</b>
	TX019-004	<b>Dwelling Structures:</b>	
	Mabe Terrace	Replace windows and screens	16,336.00
		Replace wall cabinets	15,000.00
Statement		<b>Total 004</b>	<b>\$31,336.00</b>
	TX019-005A	<b>Site Improvements:</b>	
	El Centenario	Paint parking and H/C signs	10,000.00
		<b>Total 005A</b>	<b>\$10,000.00</b>
	TX019-006	<b>Site Improvements:</b>	
	Barrera Heights	Paint parking spaces	16,336.00
		<b>Total</b>	<b>\$16,336.00</b>
	TX019-006	<b>Dwelling Structures:</b>	
	Barrera Heights	Paint interior units	15,000.00
		<b>Total</b>	<b>15,000.00</b>
		<b>Total 006</b>	<b>\$31,336.00</b>
	TX019-007	<b>Site Improvements:</b>	
	Elia G. Santos	Repair chainlink fence	6,336.00
		<b>Total</b>	<b>\$6,336.00</b>
	TX019-007	<b>Dwelling Structures:</b>	
	Elia G. Santos	Restore windows and screens	10,000.00
		Paint interior units	20,000.00
		<b>Total</b>	<b>\$30,000.00</b>
		<b>Total 007</b>	<b>\$36,336.00</b>
	TX019-008	<b>Site Improvements:</b>	
	Chema Oyervides	Install playground (partial)	1,670.00
		<b>Total</b>	<b>\$1,670.00</b>
	TX019-008	<b>Dwelling Structures:</b>	
	Chema Oyervides	Replace base cabinets	5,854.00
		<b>Total</b>	<b>\$ 5,854.00</b>
		<b>Total 008</b>	<b>\$7,524.00</b>
		<b>Total Physical Improvements - 2010</b>	<b>\$473,153.00</b>
		<b>TOTAL 2010</b>	<b>\$760,453.00</b>

**Capital Funds Program Five Year Action Plan**

3/20/2007

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	<b>Operations:</b>	100,000.00
		<b>Total</b>	<b>\$100,000.00</b>
Annual	HA - Wide	<b>Management Improvements:</b>	
		General Technical Assistance / PHAS	5,000.00
		Staff & Commissioners Training	30,000.00
		Resident Training	1,500.00
Statement		Maintenance Technical Training	1,500.00
		Update Software	1,250.00
		Energy Efficiency Study	
		Utility Allowance Study	10,000.00
		PHAS New Plan Training	2,000.00
		Waiting List System	2,000.00
		Resident service Coordinator	18,000.00
		Benefits	8,000.00
		<b>Total</b>	<b>\$79,250.00</b>
	HA - Wide	<b>Administration:</b> (may not exceed 10% of total Grant)	
		CFP Coordinator	36,000.00
		Pro-Rata Salaries	
		Clerk of the Works	
		Benefits	12,000.00
		<b>Total</b>	<b>\$48,000.00</b>
		<b>Subtotal HA - Wide</b>	<b>\$227,250.00</b>
		<b>YEAR 2011</b>	



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

3/20/2007

Activities for Year 1	Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
2007	Development Name/Number	Major Work Categories	Estimated Cost
See	TX019-008	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
	Chema Oyervides	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total - 008</b>	<b>\$25,000.00</b>
	TX019-007	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
Annual	Daisy Diaz	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total - 007</b>	<b>\$25,000.00</b>
	TX019-006	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
Statement	Barrera Heights	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total - 006</b>	<b>\$25,000.00</b>
	TX019-05B	Painting, Kitchen remodeling (cabinet and tile replacement)	18,652.00
	Los Angeles	Bathroom remodeling (tile, bathtubs, shower walls)	18,652.00
		<b>Total - 05B</b>	<b>\$37,304.00</b>
	TX019-05A	Painting, Kitchen remodeling (cabinet and tile replacement)	18,402.00
	El Centenario	Bathroom remodeling (tile, bathtubs, shower walls)	18,402.00
		<b>Total - 05A</b>	<b>\$36,804.00</b>
	TX019-004	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
	Mabe Terrace	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total - 004</b>	<b>\$25,000.00</b>
	TX019-003	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
	Thompson	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total -003</b>	<b>\$25,000.00</b>
	TX019-002	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
	Mundo Nuevo	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total -002</b>	<b>\$25,000.00</b>
	TX019-001	Painting, Kitchen remodeling (cabinet and tile replacement)	12,500.00
	Loma De Cruz	Bathroom remodeling (tile, bathtubs, shower walls)	12,500.00
		<b>Total -001</b>	<b>\$25,000.00</b>
		<b>Total Physical Improvements - 2011</b>	<b>\$249,108.00</b>
		<b>YEAR 2011</b>	<b>\$724,858.00</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment: tx019101

**Annual Statement/Performance and Evaluation Report** 3/20/2007  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Eagle Pass	<b>Grant Type and Number:</b> Capital Fund Program No: TX59PO1950106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_\_\_1\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending 12/31/06   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	100,000.00	40,000.00	0.00	0.00
3	1408 Management Improvements	57,250.00	57,250.00	15,000.00	8,308.69
4	1410 Administration	40,000.00	40,000.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	32,000.00	32,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	20,581.00	20,581.00	0.00	0.00
10	1460 Dwelling Structures	451,027.00	519,442.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	14,000.00	14,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	23,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$724,858.00</b>	<b>\$746,273.00</b>	<b>\$15,000.00</b>	<b>\$8,308.69</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	43,500.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

3/20/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Operations</b> (may not exceed 20% of total grant)	1406		100,000.00	40,000.00	0.00	0.00	
Agency-Wide	<b>Total 1406</b>			<b>100,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Management Improvements</b>							
	General Technical Assistance/PHAS	1408		5,000.00	5,000.00	0.00	0.00	
	Staff & Commissioners' Training	1408		20,000.00	20,000.00	15,000.00	8,308.69	
	Resident Training	1408		1,500.00	1,500.00	0.00	0.00	
	Update Software	1408		1,500.00	1,500.00	0.00	0.00	
	Resident -Self-Sufficiency Training	1408		1,250.00	1,250.00	0.00	0.00	
	PHAS New Plan /Training	1408		2,000.00	2,000.00	0.00	0.00	
	Waiting List System	1408		2,000.00	2,000.00	0.00	0.00	
	Resident Services Coordinator	1408		16,000.00	16,000.00	0.00	0.00	
	Benefits (includes force acct. labor benefits)	1408		8,000.00	8,000.00	0.00	0.00	
	<b>Total 1408</b>			<b>57,250.00</b>	<b>57,250.00</b>	<b>15,000.00</b>	<b>8,308.69</b>	15% completed
	<b>Administration</b>							
	Capital Fund Coordinator	1410		30,000.00	30,000.00	0.00	0.00	
	Benefits	1410		10,000.00	10,000.00	0.00	0.00	
	<b>Total 1410</b>			<b>40,000.00</b>	<b>40,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Fees and Costs</b>							
	A/E Services	1430		10,000.00	10,000.00	0.00	0.00	
	Inspection Costs	1430		5,000.00	5,000.00	0.00	0.00	
	Agency Plan Update Preparation	1430		6,000.00	6,000.00	0.00	0.00	
	Consultant Fees-Capital Fund Annual Statement	1430		5,000.00	5,000.00	0.00	0.00	
	Utility Allowance Study	1430		6,000.00	6,000.00	0.00	0.00	
	<b>Total 1430</b>			<b>32,000.00</b>	<b>32,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Equipment - Nonexpendable</b>							
	Replace Stoves	1465	20	5,000.00	5,000.00	0.00	0.00	
	Replace Refrigerators	1465	20	9,000.00	9,000.00	0.00	0.00	
	<b>Total 1465</b>			<b>14,000.00</b>	<b>14,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures</b>							
	Replace water heaters	1460	50	12,500.00	12,500.00	0.00	0.00	
	<b>Total 1460</b>			<b>12,500.00</b>	<b>12,500.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Page Total</b>			<b>\$255,750.00</b>	<b>\$195,750.00</b>	<b>\$15,000.00</b>	<b>\$8,308.69</b>	

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

3/20/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Site Improvements</b>							
Agency-Wide	Paint parking spaces	1450	500	5,581.00	5,581.00	0.00	0.00	
	<b>Total 1450</b>			<b>5,581.00</b>	<b>5,581.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL PHA WIDE</b>			<b>\$261,331.00</b>	<b>\$201,331.00</b>	<b>\$15,000.00</b>	<b>\$8,308.69</b>	
TX019-001	<b>Dwelling Structures</b>							
Loma De La Cruz	Remodeling Kitchens	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Remodeling Bathrooms	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,000.00	0.00	0.00	
	Repair water heater exterior room	1460	16 units	10,000.00	10,000.00	0.00	0.00	
	<b>Total 1460</b>			<b>41,000.00</b>	<b>41,000.00</b>	<b>0.00</b>	<b>0.00</b>	
TX019-001	Backhoe	1475	1	0.00	13,000.00	0.00	0.00	
Loma De La Cruz	<b>Total 1475</b>			<b>\$0.00</b>	<b>\$13,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
TX019-002	<b>Dwelling Structures</b>							
Mundo Nuevo	Playground upgrading	1450		5,000.00	5,000.00	0.00	0.00	
	<b>Total 1450</b>			<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	Remodeling Kitchens	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Remodeling Bathrooms	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,000.00	0.00	0.00	
	Exterior paint (Chateau Brown)	1460	20 units	5,000.00	5,000.00	0.00	0.00	
	Upgrade electrical	1460	26 units	40,000.00	40,000.00	0.00	0.00	
	Security Camera	1460	1	0.00	3,500.00	0.00	0.00	
	<b>Total 1460</b>			<b>76,000.00</b>	<b>79,500.00</b>	<b>0.00</b>	<b>0.00</b>	
TX019-003	<b>Dwelling Structures</b>							
Thompson Addn.	Remodel Kitchens	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Remodel Bathrooms	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,000.00	0.00	0.00	
	Exterior painting	1460	8 units	5,000.00	5,000.00	0.00	0.00	
	<b>Total 1460</b>			<b>36,000.00</b>	<b>36,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Page Total</b>			<b>163,581.00</b>	<b>180,081.00</b>	<b>0.00</b>	<b>0.00</b>	







**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

3/20/2007

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX019-007	<b>Dwelling Structures</b>							
Elia G. Santos								
	Playground walkway	1450		5,000.00	5,000.00	0.00	0.00	
	<b>Total 1450</b>			<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	Replace Toilets	1460	45	4,290.00	4,290.00	0.00	0.00	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,000.00	0.00	0.00	
	Remodel Kitchen	1460	10 units	13,786.00	13,786.00	0.00	0.00	
	Replace Range Hoods	1460	15 units	1,000.00	1,000.00	0.00	0.00	
	Replace Grease Shields	1460	24 units	720.00	720.00	0.00	0.00	
	Paint and Caulk Exterior Units	1460	30 units	14,000.00	14,000.00	0.00	0.00	
	Paint Interior Units	1460	10 units	8,000.00	8,000.00	0.00	0.00	
	Replace Light Fixtures	1460	50 units	5,000.00	5,000.00	0.00	0.00	
	Storage rooms	1460	30	32,119.00	32,119.00	0.00	0.00	
	Security Camera	1460	1	0.00	3,500.00	0.00	0.00	
	<b>Total 1460</b>			<b>89,915.00</b>	<b>93,415.00</b>	<b>0.00</b>	<b>0.00</b>	
	Playground upgrade equipment	1475		5,000.00	5,000.00	0.00	0.00	
	<b>Total 1475</b>			<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	
TX019-008	<b>Dwelling Structures</b>							
Chema	Remodel Kitchens	1460	5 units	10,000.00	10,000.00	0.00	0.00	
Oyervides	Remodel Bathrooms	1460	8 units	10,000.00	10,000.00	0.00	0.00	
	Replace Vinyl Floor Tile	1460	5 units	11,000.00	11,000.00	0.00	0.00	
	<b>Total 1460</b>			<b>31,000.00</b>	<b>31,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Page Total</b>			<b>130,915.00</b>	<b>134,415.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL PHYSICAL IMPROVEMENTS - 2006</b>							
	<b>TOTAL 2006 CAPITAL FUNDS GRANT</b>			<b>\$724,858.00</b>	<b>\$746,273.00</b>	<b>\$15,000.00</b>	<b>\$8,308.69</b>	

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

3/20/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>			Grant Type and Number: Capital Fund Program No: <b>TX59PO1950106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Agency-Wide	7/18/2008			7/18/2010				
TX019-001	7/18/2008			7/18/2010				
Loma de la Cruz								
TX019-005A	7/18/2008			7/18/2010				
El Centenario								
TX019-008	7/18/2008			7/18/2010				
Chemita Oyervides								
TX019-004	7/18/2008			7/18/2010				
Mabe Terrace								
Site 6 (elderly)								
TX019-003	7/18/2008			7/18/2010				
Thompson Addition								
TX019-006	7/18/2008			7/18/2010				
Barrera Heights								
TX019-005B	7/18/2008			7/18/2010				
Los Angeles								
TX019-002	7/18/2008			7/18/2010				
Mundo Nuevo								
TX019-007	7/18/2008			7/18/2010				
Elia G. Santos								

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment: tx019m01

**Annual Statement/Performance and Evaluation Report** 3/26/2007  
**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Eagle Pass	<b>Grant Type and Number:</b> Capital Fund Program No: TX59PO1950105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number   2    
 Performance and Evaluation Report for Program Year Ending **12/31/06**   
  Final Performance and Evaluation Report for Program Year Ending\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	97,619.00	0.00	0.00	0.00
3	1408 Management Improvements	50,900.00	50,900.00	50,550.00	49,691.40
4	1410 Administration	37,250.00	37,250.00	37,250.00	35,821.32
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	32,000.00	30,251.56	16,000.00	15,290.09
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	53,181.00	53,181.00	26,000.00	168.76
10	1460 Dwelling Structures	473,122.00	572,489.44	441,414.00	397,980.60
11	1465.1 Dwelling Equipment-Nonexpendable	14,000.00	14,000.00	12,532.00	12,532.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	18,000.00	18,000.00	16,254.00	16,254.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$776,072.00</b>	<b>\$776,072.00</b>	<b>\$600,000.00</b>	<b>\$527,738.17</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	97,619.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

3/26/2007

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Operations</b> (may not exceed 20% of total grant)	1406		97,619.00	0.00	0.00	0.00	
Agency-Wide	<b>Total 1406</b>			<b>97,619.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Management Improvements</b>							
TX59PO19	General Technical Assistance/PHAS	1408		5,000.00	650.00	650.00	650.00	
Agency-Wide	Staff & Commissioners' Training	1408		5,000.00	24,900.00	24,900.00	24,418.30	
	Resident Training	1408		1,500.00	0.00	0.00	0.00	
	Update Software	1408		1,500.00	3,948.23	3,948.23	3,571.33	
	Resident -Self-Sufficiency Training	1408		1,250.00	0.00	0.00	0.00	
	PHAS New Plan /Training	1408		2,000.00	0.00	0.00	0.00	
	Waiting List System	1408		2,000.00	0.00	0.00	0.00	
	Resident Services Coordinator	1408		24,000.00	15,540.07	15,190.07	15,190.07	
	Benefits	1408		8,650.00	5,861.70	5,861.70	5,861.70	
	<b>Total 1408</b>			<b>50,900.00</b>	<b>50,900.00</b>	<b>50,550.00</b>	<b>49,691.40</b>	
	<b>Administration</b>							
TX59PO19	Capital Fund Coordinator	1410		28,000.00	28,000.00	28,000.00	27,537.44	
Agency-Wide	Benefits	1410		9,250.00	9,250.00	9,250.00	8,283.88	
	<b>Total 1410</b>			<b>37,250.00</b>	<b>37,250.00</b>	<b>37,250.00</b>	<b>35,821.32</b>	
	<b>Fees and Costs</b>							
TX59PO19	A/E Services	1430		10,000.00	1,251.56	0.00	0.00	
Agency-Wide	Inspection Costs	1430		5,000.00	1,000.00	0.00	0.00	
	Agency Plan Update Preparation	1430		6,000.00	1,000.00	0.00	0.00	
	Consultant Fees-Capital Fund Annual Statement	1430		5,000.00	17,000.00	16,000.00	15,290.09	
	Utility Allowance Study	1430		6,000.00	10,000.00	0.00	0.00	
	<b>Total 1430</b>			<b>32,000.00</b>	<b>30,251.56</b>	<b>16,000.00</b>	<b>15,290.09</b>	
	<b>Site Improvements</b>							
TX59PO19	Paint parking spaces	1450	500	5,581.00	5,581.00	1,000.00	168.76	
	<b>Total 1450</b>			<b>5,581.00</b>	<b>5,581.00</b>	<b>1,000.00</b>	<b>168.76</b>	
	<b>Page Total</b>			<b>\$223,350.00</b>	<b>\$123,982.56</b>	<b>\$104,800.00</b>	<b>\$100,971.57</b>	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

3/26/2007

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX59PO19	<b>Dwelling Structures</b>							
Agency-Wide	Replace water heaters	1460	50	12,500.00	21,000.00	17,512.82	17,512.82	
	Arc fault circuit interrupter	1460	500	18,500.00	10,000.00	3,162.75	0.00	
	<b>Subtotal 1460</b>			<b>31,000.00</b>	<b>31,000.00</b>	<b>20,675.57</b>	<b>17,512.82</b>	
TX59PO19	<b>Dwelling Equipment - Nonexpendable</b>							
Agency-Wide	Replace Stoves	1465	20	5,000.00	3,040.00	3,040.00	3,040.00	
	Replace Refrigerators	1465	20	9,000.00	10,960.00	9,492.00	9,492.00	
	<b>Total 1465</b>			<b>14,000.00</b>	<b>14,000.00</b>	<b>12,532.00</b>	<b>12,532.00</b>	
TX59PO19	<b>Non-Dwelling Equipment</b>							
Agency-Wide	Truck	1475	1	18,000.00	18,000.00	16,254.00	16,254.00	
	<b>Total 1475</b>			<b>18,000.00</b>	<b>18,000.00</b>	<b>16,254.00</b>	<b>16,254.00</b>	
	<b>TOTAL AGENCY-WIDE</b>			<b>\$286,350.00</b>	<b>\$186,982.56</b>	<b>\$154,261.57</b>	<b>\$147,270.39</b>	
TX019-001	<b>Dwelling Structures</b>							
Loma De La Cruz	Remodeling Kitchens	1460	8 units	10,000.00	8,967.77	8,967.77	8,967.77	
	Remodeling Bathrooms	1460	8 units	10,000.00	8,424.49	8,424.49	8,424.49	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	8,500.00	8,500.00	8,500.00	
	Repair water heater exterior room	1460	16 units	7,500.00	9,276.10	9,276.10	9,276.10	Completed
	<b>Subtotal 1460</b>			<b>38,500.00</b>	<b>35,168.36</b>	<b>35,168.36</b>	<b>35,168.36</b>	
TX019-002	<b>Dwelling Structures</b>							
Mundo Nuevo	Remodeling Kitchens	1460	8 units	10,000.00	11,476.95	11,476.95	11,476.95	
	Remodeling Bathrooms	1460	8 units	10,000.00	10,744.99	10,744.99	10,744.99	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,780.91	11,780.91	11,780.91	
	Exterior paint (Chateau Brown)	1460	20 units	5,000.00	5,185.70	5,185.70	5,185.70	
	<b>Subtotal 1460</b>			<b>36,000.00</b>	<b>39,188.55</b>	<b>39,188.55</b>	<b>39,188.55</b>	
TX019-003	<b>Dwelling Structures</b>							
Thompson Addn.	Remodel Kitchens	1460	8 units	10,000.00	10,800.00	10,800.00	10,800.00	
	Remodel Bathrooms	1460	8 units	10,000.00	10,550.00	10,550.00	10,550.00	
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,350.00	11,350.00	11,350.00	
	Exterior painting	1460	8 units	5,000.00	5,191.53	5,191.53	5,191.53	
	<b>Subtotal 1460</b>			<b>36,000.00</b>	<b>37,891.53</b>	<b>37,891.53</b>	<b>37,891.53</b>	
	<b>Page Total</b>			<b>396,850.00</b>	<b>299,231.00</b>	<b>266,510.01</b>	<b>259,518.83</b>	

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

3/26/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX019-005A	<b>Dwelling Structures</b>							
El Centenario	Replace Ceiling Panels (partial)	1460	9,000 sf	4,000.00	4,000.00	4,000.00	4,000.00	
	Exterior Commercial Doors (partial)	1460	4 sets	18,000.00	18,000.00	18,000.00	6,605.23	
	Replace Vinyl Floor Tile (partial)	1460	15 units	15,000.00	15,000.00	15,000.00	15,000.00	
	Paint and Caulking Interior Units (partial)	1460	20 units	6,500.00	6,500.00	6,500.00	6,434.97	
	Replace Vinyl Cover Base (partial)	1460	15 units	4,000.00	4,000.00	4,000.00	4,000.00	
	Replace Light Fixture (partial)	1460	50 units	10,700.00	10,700.00	10,700.00	10,700.00	
	Generator upgrade	1460	1	5,000.00	5,000.00	5,000.00	4,715.50	
	Security Cameras	1460	12	0.00	30,000.00	0.00	0.00	
	Security Alarms (partial)	1460	60	0.00	67,619.00	0.00	0.00	
	<b>Subtotal 1460</b>			<b>63,200.00</b>	<b>160,819.00</b>	<b>63,200.00</b>	<b>51,455.70</b>	
TX019-005B	<b>Site Improvements</b>							
Los Angeles	Storm Drainage Flow	1450	1,000 lf	15,600.00	15,600.00	0.00	0.00	
	<b>Subtotal 1450</b>			<b>15,600.00</b>	<b>15,600.00</b>	<b>0.00</b>	<b>0.00</b>	
TX019-005B	<b>Dwelling Structures</b>							
Los Angeles	Replace Exterior Storage Closets	1460	7 units	1,412.00	3,412.00	3,412.00	3,412.00	
	Replace Roofing Shingles	1460	22 unit	20,000.00	2,999.54	2,044.85	2,844.85	
	Replace Vinyl Floor Tile	1460	15 units	17,000.00	18,749.47	18,749.47	18,749.47	
	Remodel Kitchens	1460	15 units	20,000.00	19,877.00	18,585.60	18,585.60	
	Paint and Caulk Interior Units	1460	15 units	6,000.00	19,373.99	19,373.99	19,373.99	
	<b>Subtotal 1460</b>			<b>64,412.00</b>	<b>64,412.00</b>	<b>62,165.91</b>	<b>62,965.91</b>	
	<b>Page Total</b>			<b>143,212.00</b>	<b>240,831.00</b>	<b>125,365.91</b>	<b>114,421.61</b>	



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

1/0/1900

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
Housing Authority of the City of Eagle Pass		Capital Fund Program No: TX59PO1950105 Replacement Housing Factor Grant No:						2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX019-004	<b>Site Improvements</b>								
Mabe Terrace	Seepage Control	1450	200 ft	7,000.00	7,000.00	0.00	0.00		
Site 6 (elderly)	Upgrade Electric Distribution System	1450	18 units	25,000.00	25,000.00	25,000.00	0.00		
	<b>Subtotal 1450</b>			<b>32,000.00</b>	<b>32,000.00</b>	<b>25,000.00</b>	<b>0.00</b>		
Mabe Terrace	<b>Dwelling Structures</b>								
Site 6 (elderly)	Remodel Kitchens	1460	8 units	16,000.00	17,572.80	17,572.80	17,572.80		
	Remodel Bathrooms	1460	8 units	17,000.00	18,646.98	18,646.98	18,646.98		
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	13,184.30	13,184.30	13,184.30		
	Upgrading Electrical Meters	1460	13 units	26,000.00	20,595.92	20,000.00	4,598.54		
	Exterior Screen Door	1460	25 units	8,000.00	8,000.00	500.00	477.25		
	<b>Subtotal 1460</b>			<b>78,000.00</b>	<b>78,000.00</b>	<b>69,904.08</b>	<b>54,479.87</b>		
TX019-006	<b>Dwelling Structures</b>								
Barrera Heights	Remodel Kitchens	1460	8 units	10,000.00	10,000.00	10,000.00	10,000.00		
	Remodel Bathrooms	1460	8 units	10,000.00	10,000.00	10,000.00	10,000.00		
	Replace Vinyl Floor Tile	1460	8 units	11,000.00	11,000.00	11,000.00	10,425.46		
	<b>Subtotal 1460</b>			<b>31,000.00</b>	<b>31,000.00</b>	<b>31,000.00</b>	<b>30,425.46</b>		
	<b>Page Total</b>			<b>141,000.00</b>	<b>141,000.00</b>	<b>125,904.08</b>	<b>84,905.33</b>		



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

3/26/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>			Grant Type and Number: Capital Fund Program No: <b>TX59PO1950105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Agency-Wide	8/18/2007			8/18/2009				
TX019-001	8/18/2007			8/18/2009				
Loma de la Cruz								
TX019-005A	8/18/2007			8/18/2009				
El Centenario								
TX019-008	8/18/2007			8/18/2009				
Chemita Oyervides								
TX019-004	8/18/2007			8/18/2009				
Mabe Terrace Site 6 (elderly)								
TX019-003	8/18/2007			8/18/2009				
Thompson Addn								
TX019-006	8/18/2007			8/18/2009				
Barrera Heights								
TX019-005B	8/18/2007			8/18/2009				
Los Angeles								
TX019-002	8/18/2007			8/18/2009				
Mundo Nuevo								
TX019-007	8/18/2007			8/18/2009				
Elia G. Santos								

## CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx019n01

3/26/2007

<b>Annual Statement /Performance and Evaluation Report</b>		
<b>Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>		
PHA Name: <b>Housing Authority of the City of Eagle Pass</b>	Grant Type and Number: Capital Fund Program No: <b>TX59PO1950104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>3</u>
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <b>12/31/06</b>		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	30,130.74	34,630.87	34,630.87	34,630.87
3	1408 Management Improvements	38,342.75	38,439.48	38,439.48	38,439.48
4	1410 Administration	59,900.00	58,796.25	58,796.25	58,796.25
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	16,157.25	16,157.25	16,157.25	16,157.25
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	68,029.00	71,017.86	71,017.86	71,017.86
10	1460 Dwelling Structures	530,913.06	524,505.12	524,505.12	519,884.33
11	1465.1 Dwelling Equipment-Nonexpendable	13,957.00	13,882.97	13,882.97	13,882.97
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,023.20	3,023.20	3,023.20	3,023.20
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$760,453.00</b>	<b>\$760,453.00</b>	<b>\$760,453.00</b>	<b>\$755,832.21</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

3/26/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX59P019	<b>Operations</b>	1406		30,130.74	34,630.87	34,630.87	34,630.87	Complete	
Agency-Wide	May not exceed of 20% total grant								
	<b>Total 1406</b>			<b>30,130.74</b>	<b>34,630.87</b>	<b>34,630.87</b>	<b>34,630.87</b>		
	<b>Management Improvements</b>								
	General Technical Assistance/PHAS	1408		5,000.00	4,472.06	4,472.06	4,472.06	Complete	
	Staff & Commissioner's Training	1408		17,000.00	16,743.69	16,743.69	16,743.69	Complete	
	Resident Training	1408		342.75	273.34	273.34	273.34	Complete	
	Update Software	1408		1,500.00	1,230.00	1,230.00	1,230.00	Complete	
	Resident - Self-Sufficiency Training	1408		0.00	0.00	0.00	0.00		
	PHAS New Plan Training	1408		500.00	0.00	0.00	0.00		
	Waiting List System	1408		0.00	0.00	0.00	0.00		
	Grant Writer/ESS/FSS Coordinator	1408		8,000.00	9,662.75	9,662.75	9,662.75	Complete	
	Benefits	1408		6,000.00	6,057.64	6,057.64	6,057.64	Complete	
	<b>Total 1408</b>			<b>38,342.75</b>	<b>38,439.48</b>	<b>38,439.48</b>	<b>38,439.48</b>		
	<b>Administration (limited to 10% of grant)</b>								
	CFP Coordinator	1410		30,000.00	28,840.66	28,840.66	28,840.66	Complete	
	Pro-rata Salaries	1410		8,000.00	7,222.34	7,222.34	7,222.34	Complete	
	Clerk of the Works	1410		13,200.00	13,027.38	13,027.38	13,027.38	Complete	
	Benefits	1410		8,700.00	9,705.87	9,705.87	9,705.87	Complete	
	<b>Total 1410</b>			<b>59,900.00</b>	<b>58,796.25</b>	<b>58,796.25</b>	<b>58,796.25</b>		
	<b>Page Total</b>			<b>128,373.49</b>	<b>131,866.60</b>	<b>131,866.60</b>	<b>131,866.60</b>		

Capital Fund Program Tables

Page 2 of 7





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

3/26/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>		Grant Type and Number: Capital Fund Program No: <b>TX59PO1950104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX019-004	<b>Site Improvements</b>								
Mabe Terrace	Provide Topsoil	1450	25	3,876.00	2,086.76	2,086.76	2,086.76	Completed	
	Fine Grade and Re-seed	1450	25	2,560.00	1,000.00	1,000.00	1,000.00	completed	
	<b>Subtotal 1450</b>			<b>6,436.00</b>	<b>3,086.76</b>	<b>3,086.76</b>	<b>3,086.76</b>		
TX019-004	<b>Dwelling Structures:</b>								
Mabe Terrace	Remodel Bathroom (partial)	1460	50	53,526.00	58,703.53	58,703.53	58,703.53	Complete	
	<b>Subtotal 1460</b>			<b>53,526.00</b>	<b>58,703.53</b>	<b>58,703.53</b>	<b>58,703.53</b>		
	<b>Total 004</b>			<b>\$59,962.00</b>	<b>\$61,790.29</b>	<b>\$61,790.29</b>	<b>\$61,790.29</b>		
TX019-005A	<b>Site Improvements:</b>								
El	Paint exterior retaining wall	1450		9,406.00	9,405.90	9,405.90	9,405.90	Completed	
Centenario	<b>Subtotal 1450</b>			<b>9,406.00</b>	<b>9,405.90</b>	<b>9,405.90</b>	<b>9,405.90</b>	Completed	
	<b>Dwelling Structures:</b>								
	Remodeling units (paint interior and cabinets)	1460	3	8,406.00	5,730.53	5,730.53	5,730.53	Complete	
	<b>Subtotal 1460</b>			<b>8,406.00</b>	<b>5,730.53</b>	<b>5,730.53</b>	<b>5,730.53</b>	Completed	
	<b>Total 005A</b>			<b>\$17,812.00</b>	<b>\$15,136.43</b>	<b>\$15,136.43</b>	<b>\$15,136.43</b>		
TX019-005B	<b>Dwelling Structures:</b>								
Los Angeles	Remodeled units (painted interior, tile floors & cabinets)	1460		6,000.00	5,193.12	5,193.12	5,193.12	Complete	
Heights	Replace Front Entry Door/Hardware	1460	100	20,000.00	20,000.00	20,000.00	20,000.00	Complete	
	Replace Rear Entry Door/Hardware	1460	100	20,000.00	20,000.00	20,000.00	20,000.00	Complete	
	Upgrade Electrical Service	1460	100	65,992.00	65,992.66	65,992.66	61,371.87	Near completion	
	Repair Exterior Storage Closet	1460	25	13,874.00	13,874.00	13,874.00	13,874.00	Complete	
	Replace Water Heaters (partial)	1460	20	16,000.14	16,000.14	16,000.14	16,000.14	Complete	
	Roach, Vermin and Termite Treatment	1460	100	11,193.86	0.00	0.00	0.00	Complete	
	Repair Drywall/Paint Interior Units (partial)	1460	20	54,750.00	54,750.00	54,750.00	54,750.00	Complete	
	Replace Interior Lights (partial)	1460	15	33,000.00	33,000.00	33,000.00	33,000.00	Complete	
	Replace Thermostats	1460	50	3,215.00	3,215.00	3,215.00	3,215.00	Complete	
	<b>Subtotal 1460</b>			<b>244,025.00</b>	<b>232,024.92</b>	<b>232,024.92</b>	<b>227,404.13</b>		
	<b>Total 005B</b>			<b>\$244,025.00</b>	<b>\$232,024.92</b>	<b>\$232,024.92</b>	<b>\$227,404.13</b>		
			<b>Page total</b>	<b>321,799.00</b>	<b>308,951.64</b>	<b>308,951.64</b>	<b>304,330.85</b>		





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

3/26/2007

PHA Name: <b>Housing Authority of the City of Eagle Pass</b>			Grant Type and Number: Capital Fund Program No: <b>TX59PO1950104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency-Wide	9/13/2006		12/31/2005	9/13/2008			
TX019-001	9/13/2006		12/31/2005	9/13/2008			
Loma De La Cruz							
TX019-002	9/13/2006		12/31/2005	9/13/2008			
Mundo Nuevo							
TX019-004	9/13/2006		12/31/2005	9/13/2008			
Mabe Terrace							
TX019-005A	9/13/2006		12/31/2005	9/13/2008			
El Centenario							
TX019-005B	9/13/2006		12/31/2005	9/13/2008			
Los Angeles Heights							
TX019-006	9/13/2006		12/31/2005	9/13/2008			
Barrera Heights							
TX019-007	9/13/2006		12/31/2005	9/13/2008			
Daisy Diaz							