

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

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: Housing Authority of the City of Beaumont, Texas

PHA Number: TX023

PHA Fiscal Year Beginning: (April 1, 2000 - March 31, 2001)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

Main administrative office of the PHA

4925 Concord Road
Beaumont, Texas 77708
(409) 899-5055

PHA development management offices

Concord Homes
2020 Cottonwood
Beaumont, Texas 77703
(409) 838-3662

Magnolia Gardens
3710 Magnolia
Beaumont, Texas 77703
(409) 835-7001

Grand Pine
2835 Texas Street
Beaumont, Texas 77703
(409) 839-8303

Lucas Gardens
3795 E. Lucas
Beaumont, Texas 77708
(409) 892-7421

Northridge Manor
4155 Maida
Beaumont, Texas 77708
(409) 892-0458

Tracewood I
4075 Arthur
Beaumont, Texas 77708

(409) 895-0495

Tracewood II
4935 Concord
Beaumont, Texas 77708
(409) 895-0495

PHA local offices:

4925 Concord Road
Beaumont, Texas
(409) 899-5055

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

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4935 Concord
Beaumont, Texas 77708
(409) 895-0495

PHA local offices:

4925 Concord Road
Beaumont, Texas 77708

Main administrative office of the local government:

City Hall
801 Main Street
Beaumont, Texas 77701
(409) 880-3755

Main administrative office of the County government:

Jefferson County Courthouse
1149 Pearl Street
Beaumont, Texas 77701
(409) 835-8400

Public library:

Beaumont Public Library
800 Pearl
Beaumont, Texas 77701
(409) 838-6606

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5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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.

Goals

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

housing

BHA Goal: Expand the supply of assisted housing

Objectives:

By February, 2000, Section 8 will apply for 100 additional rental vouchers, which is intended to increase resident's opportunities for housing from 1052 to 1152, which is a 9% increase.

By March, 2000, Housing Management will reduce public housing vacancies from 3 to 0 authority-wide by attracting new clients off the waiting list, which will decrease vacancies by 1%.

By November, 2000, BHA will leverage private or other public funds to create additional housing opportunities by contacting community builders through HUD.

By May, 2000, BHA will acquire vacant land from the City of Beaumont to construct forty-eight (48) units to complete the 148 unit acquisition.

BHA Goal: Improve the quality of assisted housing

Objectives:

By May, 2000, BHA plans to maintain public housing management PHAS score of 100.

By July, 2000, maintain voucher management SMEP score of 100.

By February, 2000, Section 8 will increase customer satisfaction by being more resourceful, prompt, and continue to be courteous.

By January, 2001, Modernization Division will construct 48 public housing units throughout the City of Beaumont.

By February, 2000, Modernization Division will perform interior demolition at Concord Homes to start renovation stage for 78 units.

By January, 2001, 48 unit new construction and 100 unit acquisition will be completed, which will increase housing stock from 622 to 770.

BHA Goal: Increase assisted housing choices

Objectives:

By January, 2000, Section 8 will conduct outreach efforts to potential voucher landlords.

By January, 2000, Section 8 increased voucher payment standards by the executive director submitting, in writing, to HUD for an increase in voucher payments, which will enable the housing authority to attract more landlords in non-impacted areas.

By January, 2003, implement first-time homeownership program, which will increase from

53 to 100 homeowners, which will be a 47% increase.

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

BHA Goal: Provide an improved living environment

Objectives:

By January, 2003, BHA will implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments at BHA from 39 to 154 households. This will be a 20% increase over the next 3 years.

By 2003, Housing Management will implement measures to promote income mixing in public housing by giving access to lower income families into higher income developments at scattered sites from 463 to 308 families. This will be a 40% decrease over the next 3 years.

By June, 2001, Modernization will implement public housing security improvements by installing wrought iron fencing at Concord Homes.

By March, 2000, BHA will designate developments or buildings for particular resident groups at Lucas Gardens and Grand Pine.

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

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

Objectives:

By 2002, Resident Initiatives will promote self-sufficiency and asset development of assisted housing by 10%.

By 2002, Resident Initiatives will increase the number and percentage of employed persons in assisted families from 204 to 220, which will be an 8% increase.

By 2002, BHA will provide supportive services to improve assistance recipients employability from 150 to 200, which is a 25% increase.

By 2002, Resident Initiatives will provide supportive services to increase independence for elderly or families with disabilities from 100 to 125,

which
is a
20%
increas
e.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

By June, 2000, Admissions will undertake affirmative measures to ensure access to assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.

By June, 2000, Admissions will 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.

By June, 2000, Admissions will undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

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

Annual Plan Type:

Streamlined Plan:
High Performing PHA

Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]

The Beaumont Housing Authority (BHA) has developed a Five-Year/Annual Plan in consolidation with local government officials and residents of BHA developments to meet low-income housing needs and to provide resident programs and services. This document presents the results of measuring goals and objectives for a better quality of life for public housing residents in Beaumont, Texas.

The BHA Five-Year Plan for Fiscal Year 2000 - 2004 general scope of work can be described as the overall mission of the authority, which is to ensure the provision of affordable housing opportunities to include communities for lower income households.

The Annual Plan for Fiscal Year 2000 will be utilized as the primary source for modernization funds for construction improvement throughout the BHA to increase housing stock and for authority-wide goal setting benchmarks to the management and operational practices.

The primary purpose of this Five-Year/Annual Plan is to evaluate and analyze quantitative goals and objectives that include the review of increased availability of affordable housing by ensuring additional Section 8 units are obtainable to qualified individuals. Also included is to improve community quality of life by deconcentrating poverty by bringing higher income public households into lower income developments. In addition, BHA will undertake affirmative measures to provide self-sufficiency and to ensure equal opportunity in housing.

Residents of Beaumont public housing represent 6% of the city's population. Because of their limited income, these residents look to BHA for a decent place to live and at a rent they can afford. BHA also provides facilities and other resources to public and private agencies offering resident supportive services, health care, education, recreation, child development, employment, public assistance and counseling.

By 2000, BHA Housing Management Division plans to expand the supply of assisted housing, which is intended to decrease the vacancy rate by 1% in the targeted areas authority-wide.

The BHA further intends to increase the number of working families residing in public

housing units. Currently, only 40% of the 249 families are employed. By 2002, the Authority plans to increase that number to 372, marking a 60% increase over the next five years.

Also, over the next five years, the Housing Authority will continue to maintain a first-time homeownership program. Qualified families will be provided extensive counseling. They will also receive guidance in securing a down payment and financing.

BHA manages approximately 700 public and scattered site units. The following table explains BHA targeted developments to benefit from Five-Year/Annual Plan benchmarks:

	<u>Development</u>	<u>Units</u>	<u>Status</u>
1)	TX023-P003 - Concord Homes	100	Family
2)	TX023-P0042 - Grand Pine	94	Elderly/Disabled
3)	TX023-P0041- Lucas Gardens	56	Elderly/Disabled
4)	TX023-P002 - Magnolia Gardens	195	Family
5)	TX023-P005 - Tracewood I	24	Family
6)	TX023-P005-2 - Tracewood II	53	Family
7)	TX024-023-011 - Scattered Sites	100	Family
8)	TX023-013- Scattered Sites II	48	Family
9)	TX023-009- BOTG	54	Family

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[24 CFR Part 903.7 9 (r)]

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Attachments

Required Attachments:

Admissions Policy for Deconcentration
 FY 2000 Capital Fund Program Annual Statement

Optional Attachments:

Public Housing Drug Elimination Program (PHDEP) Plan
 Comments of Resident Advisory Board or Boards (must be attached if not
 included in PHA Plan text)

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	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
	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: 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 10 Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative X 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

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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)]

Need for Affordable Housing in the Community

During the first 14 days of April, 1999, in the Beaumont Enterprise (local newspaper), 107 rental units were offered for rent. The rent ranged from \$165 per month to \$495 per month for low to moderate income families. The median monthly rent was \$330 per month. There were 48 units that were available for \$330 per month or below.

The current population of the City of Beaumont is approximately 125,000 people. The units that were offered for rent to low to moderate income families represent less than 1/10th of 1%. The 1990 Census reported 49,021 total housing units in the City of Beaumont. Of these housing units, 88% were occupied. Owner occupied units comprise 60% of the occupied units, while renter occupied units comprise 40% of such units. Overall, 74% of the housing units in Beaumont are single unit detached or attached, while 11% are in complexes with ten or more units. It is estimated that approximately 5% of both rental and owner occupied units are in substandard condition and approximately 20% of both rental and owner occupied units are substandard and in need of rehabilitation.

Of the 49,021 housing units in Beaumont, 75% were built prior to 1979. In addition, there has been minimal construction of homes and/or multi-unit structures affordable to very low and low-income households. Of the total inventory of older structures, very low and low-income renters inhabit 40% and very low and low-income owners inhabit 60%.

There are fewer and fewer houses on the existing market that are both suitable and affordable for low and moderate-income persons. Most of the newly constructed housing is only for those in the middle to high-income range. This lessens the number of homes available for low and moderate-income persons.

Similarly, there is a shortage of affordable rental housing. From 1985 to 1996 in the City of Beaumont, there was only one apartment complex of significant size constructed. Many of the older units have deteriorated, leaving fewer adequate structures available for rent. Occupancy rates are generally fairly high for rental properties.

Zoning is also an obstacle to housing choice. Many of the more affordable properties in the city are not zoned for residential uses. In addition, it was found that the city has a shortage of rental housing. This also affects overall housing choice in the city.

Properties in the west end of Beaumont are considerably more expensive than those in its east side. The majority of the western half is zoned residential single-family. This part of the city is the most restrictive residential district. These areas are protected from higher density residential development and from the encroachment of incompatible uses. However, much of the property on the city's east side which is less developed are zoned Residential Multi-family High density (RM-H), General Commercial Multi-family

(GC-MD), Light Industrial (LI), and Heavy Industrial (HI). (Reported by the City of Beaumont Planning and Zoning Department).

There are other areas of the city with older housing stock. One of these areas that has few uses of a commercial or industrial nature is the northeast side. Generally, land on this side of the city is considerably cheaper than that on the west side. Much of it is zoned other than single family. This makes residential development of such property difficult. It may also affect individual housing choices in that housing opportunities are not as prevalent in these areas. The Beaumont Housing Authority operates the following housing programs:

Program	Units
Low-rent housing	572
Section 8 Existing and Vouchers	1,153
Section 8 Moderate Rehabilitation	138
Section 8 New Construction	150

Of the 49,021 housing units in Beaumont, Section 8 Existing and Vouchers comprise .02%. Low-rent housing comprises .02%. Section 8 Moderate Rehabilitation comprises .003%, and Section 8 New Construction comprises .006%. Based on these statistics, only .05% of the total 49,021 housing units are addressing the housing needs for the low to moderate income families. This represents less than 1% or 49 housing units available.

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

Low Rent & Section 8 Residents 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	913	1	1	1	1	1	1
Income >30% but <=50% of AMI	581	1	1	1	1	1	1
Income >50% but <80% of AMI	166	1	1	1	1	1	1
Elderly	320	1	1	1	1	1	1
Families with	38	1	1	1	1	1	1

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Disabilities							
Race/Ethnicity/ BK	1522	1	1	1	1	1	1
Race/Ethnicity /H	46	1	1	1	1	1	1
Race/Ethnicity/ Others	10	1	1	1	1	1	1
Race/Ethnicity	82	1	1	1	1	1	1

What sources of information did the PHA use to conduct this analysis?

Quarterly report to HUD 9/30/99

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

Housing Needs of Families on the Waiting List			
Waiting list type: Combined Section 8 and Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	1,500		
Extremely low income <=30%AMI	780	52%	242
Very low income (>30% but <=50% AMI)	585	39%	182
Low income (>50% but <80% AMI)	60	4%	10
Families with children	1,350	90%	N/A
Elderly families	75	5%	N/A
Families with Disabilities	75	5%	N/A
Race/ethnicity/BK	1,353	90%	N/A
Race/ethnicity/H	4	2%	N/A
Race/ethnicity/ Other	7	4%	N/A

Race/ethnicity/W	136	4%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR	253		
2 BR	211		
3 BR	94		
4 BR	14		
5 BR	0		
5+ BR	0		
Is the waiting list closed? No			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No (Always Open)			

C. Strategy for Addressing Needs

(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:

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

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

Leverage affordable housing resources in the community through the creation of mixed-finance housing

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

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

Adopt rent policies to support and encourage work

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

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

Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing

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:

Strategy 2: Conduct activities to affirmatively further fair housing

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 Housing Needs & Strategies:

NONE

(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

Limited availability of sites for assisted housing

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a Public Housing Operating Fund	820,317	---
a Public Housing Capital Fund	798,113	---
a HOPE VI Revitalization	---	---
a HOPE VI Demolition	---	---
a Annual Contributions for Section 8 Tenant-Based Assistance	Cert - 2,700,225 Vou - 3,270,432	---
a Public Housing Drug Elimination Program (including any Technical Assistance funds) 2000	114,000	
a Resident Opportunity and Self-Sufficiency Grants	---	---
a Community Development Block Grant	---	---
a HOME	---	
Other Federal Grants (list below)		
a) Family Unification Grant	490,799	Part of Section 8
2. Prior Year Federal Grants (unobligated funds only) (list below)	(See Attached)	
	5,156,484.33	
3. Public Housing Dwelling Rental Income	778,180	LRH
Excess Utilities	70,000	
Other	26,430	
4. Other income (list below)		
Investment Interest	2,180	
4. Non-federal sources (list below)	---	---
Comp Grant - 2000 ??		

Sources	Planned \$	Planned Uses
Total resources	14,227,160.33	

Attachment:

Statement of Financial Resources:

1. Federal Grants (FY 2000 Grants):
BHA plans to have a Comp Grant in 2000 and a Drug Grant in 2000. The amounts are not yet known.

2. Prior Year Federal Grants:

99 Drug Grant	114,000.00
98 Drug Grant	99,556.08
97 Drug Grant	37,644.76
50 Unit Acquisition	16,989.08
100 Unit Acquisition	2,266,161.86
Safe Neighborhood Grant	154,348.12
Social Services Coordinator	26,0300.88
99 Comp Grant	860,743.00
98 Comp Grant	735,482.66
97 Comp Grant	499,655.37
96 Comp Grant	<u>345,872.52</u>
TOTAL	5,156,484.33

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing?

At application time

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

Criminal or drug-related activity

Rental history

Housekeeping

- c. Does the PHA request criminal records from local law enforcement agencies for screening purposes? Yes
- d. Does the PHA request criminal records from State law enforcement agencies for screening purposes? Pending
- e. Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source) No

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list

Community-wide list

County wide

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

Admissions office

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

- 1. How many site-based waiting lists will the PHA operate in the coming year?
None

- 2. Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD approved site based waiting list plan)? If yes, how many lists? NONE

- 3. May families be on more than one list simultaneously? If yes, how many lists?
Not applicable

- 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists? Not applicable

(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? One

- b. Is this policy consistent across all waiting list types? Yes

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Not applicable

(4) Admissions Preferences

a. Income targeting:

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? Yes

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Safety

a. Preferences

1. Has the PHA established preferences for admission to public housing (other than date and time of application)? Yes

2. Which of the following admission preferences does the PHA plan to employ in the coming year?

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Working families and those unable to work because of age or disability

Other preferences:

Working families and those unable to work because of age or disability

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Those previously enrolled in educational, training, or upward mobility programs

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

Date and Time 1

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Other preferences:

- 2 Working families and those unable to work because of age or disability
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 2 Those previously enrolled in educational, training, or upward mobility programs

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Resident Handbook

b. How often must residents notify the PHA of changes in family composition?

At an annual re-examination and lease renewal

Any time family composition changes

At family request for revision

(6) Deconcentration and Income Mixing

a. 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? Yes

b. 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? Yes

- c. If the answer to b was yes, what changes were adopted?

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

All low rent housing sites

- d. 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? Yes

- e. If the answer to d was yes, how would you describe these changes?

Actions to improve the marketability of certain developments
Adoption or adjustment of ceiling rents for certain developments

- 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?

List (any applicable) developments below:

All low rent housing sites

- 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?

List (any applicable) developments below:

All low rent housing sites

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA?

Criminal or drug-related activity only to the extent required by law or regulation

- b. Does the PHA request criminal records from local law enforcement agencies for screening purposes? Yes

- c. Does the PHA request criminal records from State law enforcement agencies for screening purposes? Pending

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

e. Indicate what kinds of information you share with prospective landlords?

None

(2) Waiting List Organization

2. a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged?

Federal moderate rehabilitation

b. Where may interested persons apply for admission to Section 8 tenant-based assistance?

Admissions

(3) Search Time

a. Does the PHA give extensions on standard 60-day period to search for a unit? Yes

If yes, state circumstances below:

If an applicant has not located a suitable unit

(4) Admissions Preferences

a. Income targeting

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? No

b. Preferences

1. 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) No

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

preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Other preferences

Working families and those unable to work because of age or disability

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

Date and Time 1

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

Date and time of application

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" Not applicable
6. Relationship of preferences to income targeting requirements: Not applicable

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained?

The Section 8 Administrative Plan

Briefing sessions and written materials

Outreach

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

Through published notices

Letters to all applicants

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies:

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?

\$26-\$50

2. Has the PHA adopted any discretionary minimum rent hardship exemption policies? Yes

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

Rents set at less than 30% than adjusted income

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ? Not applicable

e. Ceiling rents

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

Yes, for all developments

2. For which kinds of developments are ceiling rents in place?

For all developments

3. Select the space or spaces that best describe how you arrive at ceiling rents

Fair market rents (FMR)

95th percentile rents

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?

Any time the family experiences an income increase
Change of family composition and decrease in income

- g. 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? No

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

- a. What is the PHA's payment standard?

100% of FMR

- b. If the payment standard is lower than FMR, why has the PHA selected this standard?

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?

Exception rents for non-impacted areas

- d. How often are payment standards reevaluated for adequacy?

Annually

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

Success rates of assisted families

(2) Minimum Rent

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

\$26-\$50

- b. Has the PHA adopted any discretionary minimum rent hardship exemption policies? Yes, when a resident has an unforeseen emergency due to loss of eligibility or waiting for Federal, state or local assistance program.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

An organization chart showing the PHA's management structure and organization is attached.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	506	135
Section 8 Vouchers	467	120
Section 8 Certificates	679	120
Section 8 Mod Rehab	122	50
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 0	0
Public Housing Drug Elimination Program (PHDEP)	Magnolia Gardens Concord Homes Tracewood I & II	
Other Federal Programs(list		

individually)		

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
 - a. Beaumont Housing Authority’s Maintenance Manual.
 - b. Admissions and Occupancy Policies Manual
- (2) Section 8 Management: (list below)
 - a. Section 8 Administrative Plan

1. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

- 1. 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? No
If yes, list additions to federal requirements below:
- 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

PHA main administrative office

PHA development management offices

B. Section 8 Tenant-Based Assistance

- 1. 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? No
If yes, list additions to federal requirements below:
- 2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

Section 8 Department Supervisor

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 Table Library

(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.

b. If yes to question a, select one:

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)

a) Has the PHA received a HOPE VI revitalization grant? No (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary) No

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? Yes

If yes, list development name/s below:

Concord Homes

d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? Yes

If yes, list developments or activities below:

Concord Homes

e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? Yes

If yes, list developments or activities below:

148 - Replacement Units (Neches Park)

1. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. 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? Yes (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

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.) No

Demolition/Disposition Activity Description
1a. Development name: Concord Homes 1b. Development (project) number: TX023003
2. Activity type: Demolition
3. Application status Approved
4. Date application approved, submitted, or planned for submission: (5/99)
5. Number of units affected: 50
6. Coverage of action Part of the development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity- 12/2000

1. 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)]

1. 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? Yes 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

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. No

Designation of Public Housing Activity Description
1a. Development name Lucas Gardens and Grand Pine Courts 1b. Development (project) number:TX02004
2. Designation type: Occupancy by only the elderly
3. Application status Planned application
4. Date this designation approved, submitted, or planned for submission: <u>(04/01/2001)</u>
5. If approved, will this designation constitute a Revision of a previously-approved Designation Plan? No
1. Number of units affected: 150 7. Coverage of action Part of the development Total developments: 2

1. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. 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.) No

2. Activity Description

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.
No

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	Units addressed in a pending or approved demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

A. Public Housing

1. 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.) Yes

2. Activity Description
 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.) No

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Beaumont on the Grow
1b. Development (project) number:	TX024P009
2. Federal Program authority:	Turnkey III
3. Application status: (select one)	Approved; included in the PHA’s Homeownership Plan/Program
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(6/1996)
1. Number of units affected:	54
6. Coverage of action:	Total development

B. Section 8 Tenant Based Assistance

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

component 12.)

2. Program Description:

a. Size of Program

Will the PHA limit the number of families participating in the section 8 homeownership option? Not Applicable

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:

1. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes 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? 09/02/92

2. Other coordination efforts between the PHA and TANF agency

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
Joint administration of other demonstration program

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 Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Scattered Sites	45	Waiting List		Public Housing
Home Ownership			Admissions Office	
Mandatory Training		Specific criteria		

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation
--

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	32 --11/15/99
Section 8	25	29--11/15/99

- b. Yes 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

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8. Only PHAs are eligible to participate in PHDEP. High performing PHAs that are not 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

Observed lower-level crime, vandalism and/or graffiti

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

Resident reports

PHA employee reports

3. Which developments are most affected?

All developments

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:

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

Activities targeted to at-risk youth, adults, or seniors
Volunteer Resident Patrol/Block Watchers Program

2. Which developments are most affected?

All developments

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:

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

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
Police substations

Police attend resident council meetings

2. Which developments are most affected?

All developments

D. Additional information as required by PHDEP/PHDEP Plan

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

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

In A & O Policy

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (e)]

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 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. No: Was the most recent fiscal audit submitted to HUD?
3. No: Were there any findings as the result of that audit?
4. No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due? Audit still in progress

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. 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?

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

Development-based accounting - projected for fiscal year 2001
Comprehensive stock assessment

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
Attached at Attachment (File name)
Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
Candidates were nominated by resident and assisted family organizations

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

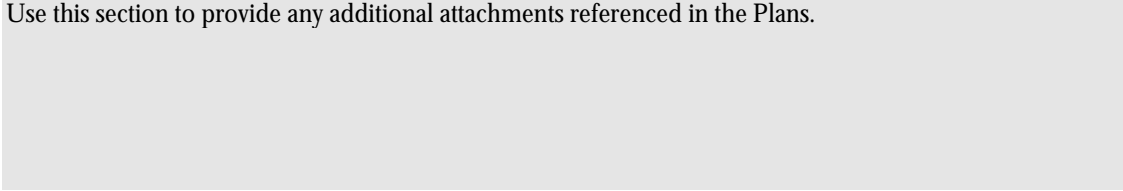
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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



PHA Plan
Component 7
Table Library
Capital Fund Program Annual Statement
Parts I, II, and III

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	0.00
3	1408 Management Improvements	129,325.00
4	1410 Administration	72,761.00
5	1411 Audit	0.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	61,042.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	0.00
10	1460 Dwelling Structures	484,510.00
11	1465.1 Dwelling Equipment-Nonexpendable	17,600.00
12	1470 Nondwelling Structures	35,000.00
13	1475 Nondwelling Equipment	5,000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	9,900.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	815,138.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	28,000.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Agency-Wide Administration	Program Director	1410	31,211.00
	Clerk of the Works	1410	25,000.00
	Benefits	1410	16,550.00
	TOTAL		72,761.00
Fees and Costs (A&E)	A/E Services	1430	35,971.00
	Inspection Cost	1430	10,066.00
	Printing Cost	1430	2,505.00
	Consultant Fees	1430	12,500.00
	TOTAL		61,042.00

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Agency-Wide Management Improvements	General Technical Assistance	1408	5,000.00
	Upgrade policies and procedures	1408	2,500.00
	New policies training	1408	5,500.00
	Board of Commissioners training	1408	3,600.00
	Housekeeping training	1408	2,400.00
	Homeownership training	1408	3,000.00
	Self-sufficiency programs	1408	5,000.00
	Crime Prevention & Safety	1408	19,625.00
	Security Coordinator		28,000.00
	Resident Council Training	1408	5,000.00
	Preventative Maintenance	1408	29,700.00
	Community Service Work	1408	5,000.00
	Benefits	1408	15,000.00
	TOTAL	1408	129,325.00
Magnolia Gardens TX023-P002	Remodel Laundry Facility	1470	35,000.00
Concord Homes TX023-P003	Complete Modernization of 22 units New sheetrock, cabinets, bathrooms, floor covers & any other items needed	1460	485,510.00
Concord Homes TX023-P003	Stoves and Refrigerators	1465	17,600.00
Concord Homes TX023-003	Office Equipment	1475	5,000.00
Agency-Wide	Relocation Costs	1495.1	9,900.00
TOTAL			815,138.00

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Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
TX24PO23-002	3/31/02	3/31/03
TX24PO23-003	3/31/02	3/31/03
Management Improvement	3/31/02	3/31/03
Fees & Cost	3/31/02	3/31/03
Administration	3/31/02	3/31/03
PHA-Wide	3/31/02	3/31/03

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

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

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

Optional Public Housing Asset Management Table

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

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