

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

**Housing Authority of the City of
Big Spring, Texas
TX485
FY 10/2000**

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 Big Spring, Texas

PHA Number: TX485

PHA Fiscal Year Beginning: 10/2000

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 (when such site becomes operational)
- 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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *Applied for 91 addition Fair Share 2000, and will continue to apply for all opportunities*
 - Reduce public housing vacancies: *Ensure S-8 Vouchers leased above 95%*
 - Leverage private or other public funds to create additional housing opportunities: *FY 2000, have sponsored a sister organization that will expand on other opportunities not available to a PHA. It is a CDC, 501(c)(3), and was Certified as a Community Housing Development Organization by the Texas Department of Housing and Community Affairs (TDHCA)*
 - Acquire or build units or developments: *Through partnership with the CHDO, the PHA will serve as a pass-through for TDHCA such as Home-Ownership grants, receive tax-properties from the local taxing government, and pilot a Homeownership Program using Section 8 Vouchers.*
 - Other: Take initiative, Be innovative, Take best-interest risks

- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score) N/A
 - Improve voucher management: (SEMAP score) *Always seek 100%*
 - Increase customer satisfaction: *We always seek to provide best service*
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections): *We need to improve in the following known areas: HQS Quality Inspections and Quality Control, Improving the our Rent Reasonableness Program, and cross-training staff, improve the financial aspect to the PHA program.*
 - Renovate or modernize public housing units: (N/A, no public housing)
 - Demolish or dispose of obsolete public housing: (N/A, no public housing)
 - Provide replacement public housing: (N/A, no public housing)
 - Provide replacement vouchers: Apply for all available increases as needed
 - Other:
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: *We ensure customers are briefed.*
 - Conduct outreach efforts to potential voucher landlords: *We do outreach.*
 - Increase voucher payment standards *We currently use a 100% standard.*
 - Implement voucher homeownership program: *With our sister partnership in the CHDO, pilot a S-8 ownership program, the CHDO carries the note, and the CHDO will be responsible to ensure HQS is maintained, as landlord. Similar to a lease to purchase program*
 - Implement public housing or other homeownership programs: *Apply for TDHCA (state) Home Ownership Grants for Down Payment and Closing Costs, Housing Counseling through the CHDO, and by innovative use of the S-8 program*
 - Implement public housing site-based waiting lists: (N/A, no public housing)
 - Convert public housing to vouchers: (N/A, no public housing)
 - Other: *We understand that HUD's intent is to promote Home Ownership. We have perceived that the intent is also to stop the loss of home-ownership. Our PHA has a pilot 'interim-policy' where we may temporarily assist up to 5 income eligible customers having disabilities and/or be a senior, who may be no longer able to work because of an emergency health condition (limited to 5 years remaining on ownership). Another reason my be loss of employment due to a business closure as many moved under NAFTA (limited to six months). Payment must be*

within the payment standard and made directly to the mortgage under written agreement between parties. Individuals may retrain with the Workforce Commission.

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: *We do not have housing developments, but we are actively encouraging new construction in low income communities with some success.*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *While we do not have public housing, we do work within the S-8 program to encourage higher-end landlords to participate in the PHA Voucher Program by having a strict code of administrative enforcement.*
 - Implement public housing security improvements: *While we do not have public housing, we did donate funds to assist the local police department receive a grant that put two additional street office on patrol with a working commitment to spend time in areas where there is a high concentration of S-8 rental assistance.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) (*N/A, no public housing*)
 - Other:

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: *We work closely with our local Workforce Commission. Year 2001, we plan on placing employment and educational pursuits as a local preference as referred from the Workforce Commission and Welfare to Work Program initiatives. We have a cooperative agreement in place with the Workforce Commission and the Dept. of Human Services.*
 - Provide or attract supportive services to improve assistance recipients' employability: *We have a cooperative agreement with the Workforce Commission. Customers that might find themselves in minor violations with the PHA that could cause their termination from the program,*

often volunteer to get their GED, go to college, or go to seek employment training skills. Between 5/1998-5/2000, at least 23 customers have earned their GED's in lieu of losing their housing assistance.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities. We work closely with all supportive services in the community, including the Texas Rehabilitation Commission.
- Other:

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: We strongly enforce these affirmative measures under law.
 - 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: On 3/30/2000, the PHA stressed to the Mayor and City that a certain substandard apartment complex (not within HQS for 3 years) required a building Codes inspection and that the City should take measures required for enforcement. All citizens, on the PHA program or not, deserves to live in decent housing.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: We do not have public housing, but we have worked with several landlords to make both current and recent purchased units to become accessible. We hope to demonstrate that there is a market and that home-bound customers make excellent tenants.
 - Other: We believe that Executive Order 12892 requires enforcement in order for "affirmatively furthering of fair housing for all citizens".

Other PHA Goals and Objectives:

The Big Spring Housing Authority has only been an autonomous Housing Authority with its own Board of Housing Commissioners since 10/1/1998. Since 1978, it had been a City Housing Agency. Other PHA goals include the whole gambit of taking any and all initiatives that will further affordable housing, lead families into home ownership and economic sufficiency. We will seek opportunities that will enable repairs to homes for especially those citizens on fixed incomes that are living in

substandard conditions, find ways to cause the removal of derelict properties. We will also become more vocal to ensure that code deficient properties are condemned, and enter into cooperative arrangements with the City and County to pursue Community Development concerns.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Big Spring Housing Authority (BSHA) has only been an autonomous Housing Authority with its own Board of Housing Commissioners since 10/1/1998. Since 1978, it had been a City Housing Agency. In February 1997, the BSHA had been designated as a troubled housing authority after both a HUD and independent City audit. Under the administration of a new Housing Director, hired in February 1997, the Agency was removed from 'troubled' status and was given zero financial and management deficiencies. One of the HUD audit requirements was the formal appointment of its first Housing Board of Commissioners by the Mayor and the Board became responsible for the BSHA in April, 1998. Under the management of the Board, the City elected to terminate its HUD Annual Contribution Contract (ACC) and the BSHA was formed under Texas Housing Authority Law on October 1, 1998.

Since separation from the City, the BSHA has continued to function as the Municipal Housing Authority, but aggressively so. The Board of Commissioners and the Housing Director have officially addressed the whole gambit of community housing concerns that will further affordable housing, lead families into home ownership and economic sufficiency, and also address Community Development concerns. The BSHA also is active in seeking opportunities that will enable repairs to homes for especially those citizens on fixed incomes that are living in substandard conditions and find ways to cause the removal of derelict properties.

We have sought 91 new Vouchers under the year 2000 Fair Share Voucher allocation, and will applied for 50 specific-use vouchers for persons with disabilities under the Year 2000 MainStream Grant. We also believe that it is an obligation to become more vocal to ensure that code deficient properties are condemned while at the same time seeking to enter into cooperative arrangements with the City and County to address and pursue Community Development concerns.

The BSHA is a Section 8 Voucher program having 364 rental assistance Vouchers. At the time of this writing, lease-out is at 97% with 3% 'issued and looking', and 172 families on the Waiting List. In order to designate housing toward families demonstrating greatest need, the we do have a local preference program based on the former Federal preferences. The Board is considering the addition of adding Welfare to Work initiatives as a local preference.

The BSHA, at the time of this writing, had been successful in writing/receiving two Texas Department of Housing and Community Affairs (TDHCA) grants. Funded only through 12/31/2001, the Tenant Based Rental Assistance (TBRA) Grant is a pilot program having 24 Vouchers tied to Welfare to Work initiatives that includes technical training or educational training initiatives. Under a Cooperation Agreement, These Applicants can only be referred from the Texas Workforce Commission or the Texas Rehabilitation Commission. The Owner Occupied Home Rehabilitation Grant will repair or reconstruct between 9 to 11 single family/senior owned homes. With about 82% of all homes built prior to 1968, it's only a drop in the bucket, but it is a start.

The BSHA has sought an exception to HUD policy for consideration for additional and direct Federal funding as a Participating Jurisdiction. Once a vibrant military town, the closure of Webb AFB in 1978 decimated the City of Big Spring and Howard County. We believe that the condition of Big Spring is a direct result of the closure of the AFB 20 years ago. No one seems to disagree, but they do believe it is a problem without a politically correct solution. Prior to the closure, the City had annexed over 19 square miles of geography at 47,500 persons in order to plan for a population to exceed 50,000 persons. Currently, there remains a population of 23,500 in a 19 square mile area, 190 miles of roadway, 150 miles of water mains, and 140 miles of sewage mains. With such a depleted tax base and loss of the expected base associated revenue caused by direct base and ancillary employment, the City has not been able to maintain City infrastructure. In 1999, the City suffered through over 4,200 water main/water line breaks. We have gone through all government channels. At this writing, we have been unable to find a political champion at the legislative level, including: the Council of Governments, TDHCA (state), and the political chain of command at all rungs. Basically in an agreement that need does exist and that there is likely probable cause, HUD Community

Development officials have stated that it will take a Congressional Bill to change current laws.

One of the crowning points of Board accomplishments has been the sponsorship and creation of a sister organization. This began only ten months after the BSHA was separated from the City and taking only ten months to complete. Planning began in July, 1999 and the new organization received its official Certification as a State of Texas Department of Housing and Community Affairs (TDHCA) Community Housing Development Organization (CHDO) in May, 2000. Named the Crossroads Housing Development Corporation, the CHDO also has status of being formed as a Community Development Corporation (CDC) by the State of Texas and as a 501(c)(3) non-for-profit organization by the IRS.

As an Interim and Discretionary Policy, the BSHA has began a hardship homeownership using Section 8 rental voucher funds that is paid directly to the mortgage company. Allowable for only 5 program S-8 Vouchers, and in all cases, there are hardship requirements that must be met. The intent is simple – to preserve existing homeownership for income qualified families where the primary income earner has lost employment due to a physician verified medical reason, the unit is under foreclosure notice, must pass an HQS inspection, and the mortgage is less than the Voucher rent-standard. A current example of this is a 42 year old family man who had a heart attack, could no longer perform physically demanding work, and is now being retrained by the Workforce Center by attending a formal college Nursing program. He had owed only 18 months on his home 4 bedroom home. We are also looking into having a formal Home-Ownership program with our sister CHDO organization. It is expected that the mortgage notes will be ‘carried and financed’ by the CHDO, and in some cases, Section 8 recipients will use rental assistance with down-payment and closing cost assistance grants applied for by the CHDO, through the BSHA as a pass-through, as grants from the state (TDHCA).

Having only been formed as a Housing Authority since October 1998, many ideas are still in the concept stage. However, the Board is pleased that more housing concerns and successes have been accomplished within the last several years than completed in the prior 20 years.

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.

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-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:

- n/a Admissions Policy for Deconcentration
- n/a FY 2000 Capital Fund Program Annual Statement
- n/a Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- n/a FY 2000 Capital Fund Program 5 Year Action Plan
- n/a 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: *Resident Advisory Board Organizational Chart*

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local 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;
N/A Only S-8	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
N/A Only S-8	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</i> ; and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A Only S-8	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
N/A Only S-8	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A Only S-8	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
N/A Only S-8	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 checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A Only S-8	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A Only S-8	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A Only S-8	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 Only S-8	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 Only S-8	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A Only S-8	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A Only S-8	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
X	Policies governing any Section 8 Homeownership program <input checked="" 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5	5	5	5	5	3	3
Income >30% but <=50% of AMI	5	5	5	5	5	3	3
Income >50% but <80% of AMI	4	3	4	3	3	2	2
Elderly	5	5	5	5	5	3	2
Families with Disabilities	5	5	5	5	5	3	3
Race/Ethnicity (White)	3	3	3	3	3	3	1
Race/Ethnicity (Black)	5	5	5	5	5	5	5
Race/Ethnicity (Hispanic)	5	5	5	5	5	5	5

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.)

- Comprehensive Plan of the Jurisdiction/s
Indicate year: **1995**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: **1996**
- Other sources: (list and indicate year of information)

Local:

- Big Spring Comprehensive Five Year Plan Implementation for 1995 and 1996**
- Community Needs Assessment, January, 1996**
- Market Study for Elderly Apartments, March, 1996**
- Overview of Master Plan Progress, August, 1996**
- Hill-Donnelly Cross Reference Directory, November, 1999**
- Howard County Action Plan for 2000 – 2003, March, 1999**
- Comprehensive Five Year Plan Update, April, 1999**

State Consolidated Plan:

**Texas Department of Housing and Community Affairs
“2000 State of Texas Consolidated Plan – One Year Action Plan”**

The Big Spring Housing Authority has the same goals and objectives that are consistent with the State of Texas Year 2000 Consolidated Plan:

Goal 1: Increase and preserve the availability of safe, decent and affordable housing for extremely low, very low, low and moderate income persons and families.

- Goal 2:** Target its housing-related resources for assistance to extremely low and very low income households.
- Goal 3:** Maximize the effectiveness of available funds by leveraging Federal/State/public/private resources.
- Goal 4:** Assist families in overcoming barriers to homeownership by developing a homeownership program consistent with barriers to affordable mortgage financing experienced by extremely low, very low, low, and moderate income households.
- Goal 5:** Increase the stock of affordable, decent, safe, and sanitary housing in Big Spring and Howard County.
- Goal 6:** Improve living conditions for the poor and homeless and ease the hardship of poverty of extremely low and very low income persons and families.
- Goal 7:** Plan for the implementation of a transitional and/or supportive housing program that will coordinate partnership services with local/state/federal social service and support agencies and other opportunities designed to move homeless persons and families into permanent housing.
- Goal 8:** Plan for the implementation of a housing program to address the needs of persons with special needs, disabilities, and increase the availability of affordable and accessible housing.
- Goal 9:** Plan for the implementation of a housing program to address the needs of the elderly independent living and the availability of affordable and accessible housing.
- Goal 10:** Plan for the implementation of an elderly housing program to support the development of non-institutional housing options and programs which enable the elderly to remain in their own homes and stay close to family and other support groups.
- Goal 11:** Forge Federal, State, City, County and Community social and agency partnerships.

- Goal 12:** Plan for strategies to provide housing for persons with AIDs are provided with Housing Opportunities for Persons with AIDs (HOPWA).
- Goal 13:** Plan for programs to better the Big Spring community by providing decent housing with a suitable living environment focussing on neighborhoods having principally (51%) of persons and families of extremely low, low and moderate incomes.
- Goal 14:** Target resources to economically distressed areas of Big Spring with a high concentration of substandard housing and inadequate infrastructure.
- Goal 15:** Work to better Big Spring communities by helping local governments to become more effective.

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)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	181		20%
Extremely low income <=30% AMI	136	75 %	
Very low income (>30% but <=50% AMI)	45	25 %	
Low income (>50% but <80% AMI)	0	0 %	
Families with children	103	57 %	
Elderly families	6	3 %	
Families with Disabilities	7	4 %	
Race/ethnicity (W)	86	47 %	
Race/ethnicity (H)	72	40 %	
Race/ethnicity (B)	20	11 %	
Race/ethnicity (O)	3	2 %	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	87	48 %	
2 BR	54	30 %	
3 BR	39	21 %	
4 BR	1	1 %	
5 BR	0	0 %	
5+ BR	0	0 %	

Housing Needs of Families on the Waiting List

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

If yes:

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

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

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

C. Strategy for Addressing Needs

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

- n/a Employ effective maintenance and management policies to minimize the number of public housing units off-line
- n/a Reduce turnover time for vacated public housing units
- n/a Reduce time to renovate public housing units
- n/a Seek replacement of public housing units lost to the inventory through mixed finance development
- n/a 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. *The BSHA already uses 100% of the allowable payment standard and will continue to do so.*
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required. *The BSHA already has taken such measures, and will continue to do so.*
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. *The BSHA already has taken such measures with some success, and will continue to do so.*
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program. *The BSHA already has*

taken such measures, and will continue to do so. Especially effect results have been through One-Strike anti-crime screening and enforcement. Contract enforcement has also had a positive effect. Any other screening is required of the landlord.

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. *The BSHA already has taken such measures, and will continue to do so. We have become vocal partners within City Council and County Commissioner's Court.*
- Other

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

Select all that apply

- Apply for additional section 8 units should they become available. *The BSHA already has applied for 91 additional Vouchers under the FY 2000 Fair Share Allocation. Last FY unsuccessfully applied, through lottery, for 50 additional Mainstream Vouchers for Persons with a Disability. We will continue to do so.*
- Leverage affordable housing resources in the community through the creation of mixed - finance housing. *This year (May 2000), the BSHA created a Community Housing Development Organization to do this function.*
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. *The BSHA already has taken such measures, and will continue to do so. We have been aggressively seeking resources from every available avenue.*
- Other:

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

- n/a 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. *The BSHA already has taken such measures, and will continue to do so.*
- Employ admissions preferences aimed at families with economic hardships. *The BSHA already has taken such measures, and will continue to do so. We use Local Preferences for Waiting List preference.*

Adopt rent policies to support and encourage work. *The BSHA already has taken such measures, and will continue to do so. If on new employment and/or Welfare to Work employment program, income from employment is not counted for six months and/or not at all IAW Workforce or Department of Human Services guidelines.*

Other:

- *Adopt an additional Local Preference in cooperation with the Texas Workforce Center, Texas Rehabilitation Commission, and Department of Human Services that is geared toward Welfare to Work initiatives.*

- *Adopt an additional educational preference that will allow families committed to getting their GED's and toward higher education in exchange for Waiting List preference.*

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 an additional Local Preference in cooperation with the Texas Workforce Center, Texas Rehabilitation Commission, and Department of Human Services that is geared toward Welfare to Work initiatives.*

Adopt rent policies to support and encourage work. *The BSHA already has taken such measures, and will continue to do so. If on new employment and/or Welfare to Work employment program, income from employment is not counted for six months and/or not at all IAW Workforce or Department of Human Services guidelines.*

Other:

- *Adopt an additional Local Preference in cooperation with the Texas Workforce Center, Texas Rehabilitation Commission, and Department of Human Services that is geared toward Welfare to Work initiatives.*

- *Adopt an additional educational preference that will allow families committed to getting their GED's and toward higher education in exchange for Waiting List preference.*

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- n/a Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available. *Have applied for additional 91, FY 2000 Fair Share Vouchers under where 14 are designated as a set aside for SS/SSI applicant recipients.*
- Other: *Applied FY 1999 and will again FY 2000 for additional 50, Mainstream Vouchers that would be designated for persons with a disability, many of which would be elderly.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- n/a Seek designation of public housing for families with disabilities
- n/a 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. Applied FY 1999 and will again FY 2000 for additional 50 Mainstream Vouchers that would be designated for persons with a disability.
- Affirmatively market to local non-profit agencies that assist families with disabilities. *The BSHA already has taken such measures, and will continue to do so. The BSHA has a cooperative working relationship with the Texas Rehabilitation Commission and the regional West Texas Centers for Mental Health Mental Retardation*
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicity's shown to have disproportionate housing needs. *The BSHA already has taken such measures, and will continue to do so. The BSHA has membership with the local chapters of the NAACP and LULAC. By far, those families having the greatest need for decent affordable housing are localized and generational of minorities.*

- Other: *The BSHA has successfully addressed a local substandard condition to the City where the apartment complex was not to building code and housed a disproportionate minority population. The BSHA is assisting with the placement on the Waiting List under the local Preference of Substandard, allowing the City a greater choice to condemn.*

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. *The BSHA already has taken such measures, and will continue to do so. We have expanded our operating area to include all of Howard County, vice just the City of Big Spring. This offers further choices of housing within 3 other small townships and other outlying communities that are not yet incorporated.*
- Market the section 8 program to owners outside of areas of poverty /minority concentrations. *The BSHA already has taken such measures, and will continue to do so. We encourage landlords to believe that they stand a better chance to have good tenants by working with the PHA Section 8 Voucher program. Landlords are given the right to evict for cause and the PHA, depending on the situation, may elect to terminate the family for up to three years as penalty for not maintaining the property, following the lease, and/or Contracts. Word DOES get around.*
- Other:

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. *The BSHA is not eligible for direct HOME or CDBG funds from HUD and must compete for small competitive grants from the Texas Department of Housing and Community Affairs. All the BSHA at the moment is the earned Section 8 Administrative Fees. We do seek grants whenever possible.*
- Staffing constraints. *Key staff can seldom be kept in place without adequate funding to allow employment. Larger PHA's have greater fund returns due to the sizes of their programs and can employ larger and better paid staff. We*

have lost several staff larger PHA's because of salary disparities. Basically, if you don't have the program you don't have the staff as current staff are already tasked to the maximum of efficiency.

- 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	N/A	
b) Public Housing Capital Fund	N/A	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 1,590,790	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self- Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<i>(See # 5 State HOME TDHCA)</i>	<i>(See # 5 State)</i>	<i>(See # 5 State)</i>
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
5. State as Federal Source (list below)		
<i>State Grant</i> – Texas Department of Housing and Community Affairs: Under HOME: Tenant Based Rental Assistance (TBRA)	\$ 239,000	Program Requirement to use \$239,000 by 12/31/2001
<i>State Grant</i> – Texas Department of Housing and Community Affairs: Under HOME: Owner-Occupied Rehabilitation	\$ 234,000	Program Requirement to use \$239,000 by 12/31/2000
6. Non-federal sources (list below)		
Total resources	\$ 2,063,790	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (c)]

A. Public Housing

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

Statement:

The Big Spring Housing Authority does NOT administer Public Housing.

(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)
- 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)
- 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**

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

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

b. Transfer policies:

In what circumstances will 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)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Statement:

The Big Spring Housing Authority does administer Secection 8 only.

(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. *We use Tenant Tracker, Inc. that checks records with the State Department of Public safety (DPS - Austin) and the National Crime Information Center (NCIC- Washington, D.C.).*
- More general screening than criminal and drug-related activity (list factors below): *Work closely with the Area-Wide Drug Task Force, Local Police Department, and Sheriff's Department. In many cases, can pick up the phone and speak to each other, cutting time and red tape.*

- Other: *Contributed \$4,000 for match dollars that helped the local Police Department field two additional officers FY 2000 that are placed in high crime/low income areas and tasked to oversee youth probation curfews.*
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? *We tend to use less local information as we use the State & National data base as local only gives just that – local.*
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *We use Tenant Tracker, Inc. that checks records with the State Department of Public safety (DPS - Austin)*
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) *We use Tenant Tracker, Inc. that checks records with the National Crime Information Center (NCIC- Washington, D.C.).*
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity. *We do NOT release the specific information but do release that termination/declination to assist is related to criminal activity under the Federal One-Strike program.*
- Other:
- *We release prior tenancy history such as instances that were resolved but had been a prior violation that had resolution. Unresolved tenants with violations are removed from further assistance for three years and up to five if there has been a continued history.*
 - *We release prior landlord addresses, resolved complaints, and anything else that is allowable under existing regulations.*

(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. We use a Local Preference Waiting List System

that is derived from the former Federal Waiting List. The intent is to offer assistance to those families demonstrating the greatest need and assist the most people as possible by assisting families having more than one person first. The format is as follows:

- 150 ***Displaced Due to Natural Disaster*** – Must be 3rd Party verified
- 149 ***Displaced Due to Govt/HUD Action*** –Must be 3rd Party verified
- 148 ***Displaced Due to Homeless*** – Must be 3rd party Verified
- 147 ***Displaced Due to Family/Domestic Violence*** – Must be 3rd Party Verified
- 146 ***Living is Substandard Housing*** – Must be HQS Inspection Verified by BSHA (and digital pictures taken)
- 145 ***Rent Burden*** – Paying over 50% Income toward rent and utilities - Must be BSHA Verified (written receipts/proof required)

- **The Waiting List is weighted as highest Preference Value and by date/time within that like Preference (if more than one of like Local Preference).**

- **The list is further organized in the follow order:**

- First Order: **Families (more than 1) having a Local Preference**
- Second Order: **Single Person Families having a Local Preference**
- Third Order: **Families (more than 1) not having a Local Preference**
- Fourth Order: **Single Person Families not having a Local Preference**

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

- PHA main administrative office: ***Big Spring Housing Authority***
711 E. 3rd St.
Big Spring, TX 79720
(915) 263-4091/4092
(fax) 263-4098
Email: cobs@crcom.net
Webb Site: www.bigspringpha.net
(under development)

- Other:
Call for more information or for a mailed, faxed, or emailed application.

(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: ***Medical Hardships, Verifiable Family Emergencies, Persons with Disability seeking handicap accessible units, written proof that family has been seeking a unit but unable to locate, families seeking a 4 bedroom or larger unit. Extensions are granted only at 2 week intervals and renewed based on continued proof of need for the extension. Extensions can only be approved by the Executive Director after having a fact seeking interview with the applicant seeking the extension.***

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences (further explained in B-2 above)

- 1 (150 points) Involuntary Displacement (Disaster)
2. (149 points) Involuntary Displacement (Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
3. (148 points) Homelessness
4. (147 points) Victims of domestic violence
5. (146 points) Substandard housing
6. (145 points) High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan. *We have a State/TDHCA Tenant Based Rental Assistance (TBRA) Program with 24 Vouchers.*
 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: *Radio talk show and fliers.*

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.

Statement:

The Big Spring Housing Authority does NOT administer Public Housing.

(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:

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:

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)

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

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

- Market comparability study

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

Statement:

The Big Spring Housing Authority does administer Section 8 only.

(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
- n/a The PHA has chosen to serve additional families by lowering the payment standard
- n/a Reflects market or submarket
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families. *There are yet some families under contract from 1998 where the PHA had been given authority to exceed the FMR up to 10% for 20% of the units. Some contracts remain at this level.*
- Other: *For cases where a families requires a handicap accessible unit and only an increase of the Rent Standard is an option to secure the unit for Section 8 rental.*

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: *Amenities, neighborhood, and location*

(2) Minimum Rent

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

- \$0
 \$1-\$25. *We have a \$25 minimum rent.*
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? *Only as required under the Quality Work and Housing Reform Act (QWHRA) of 1998.*

5. Operations and Management

[24 CFR Part 903.79 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
The Big Spring Housing Authority (BSHA) is being converted to a strictly Section 8 Voucher Program as required under QWHRA of 1998 and implemented 1 October, 1999. Prior to 10/1/1999, there were 314 Certificates and 50 Vouchers (totaling 364 Section 8). As of 1 June, 2000 we had successfully converted with 188 remaining as Certificates and 176 total as Vouchers.

The BSHA has a Board of Housing Commissioners appointed by the Mayor and who employs the Executive Director. The Executive Director manages the BSHA program and four current employees. Staff include: the Executive Director, an Accounting Coordinator (financial), two Section 8 Counseling Coordinators, and a Housing Quality Standards Inspector.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	
Section 8 Vouchers	276	55 or 20%
Section 8 Certificates	88	18 or 20%
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	24 (State HOME - Tenant Based Rental Assistance)	5 or 20%
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	Owner Occupied Home Rehabilitation Program (State HOME)	

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) Section 8 Management: ***Our policies governing the Management of both the PHA Housing Program and Housing Quality Standards are located in Chapter 10 of the Administrative Plan. Specific to eradication of pest infestation (including cockroach infestation) can be found as follows:***

Extermination: *The owner is responsible for the extermination on any insects, rodents, or pests within the building or premises for move-in and at least quarterly for prevention.*

If it can be demonstrated by a “special inspection” that infestation was the cause for infestation is tenant fault, extermination will be the responsibility of the landlord but charged to the tenant. It is the

responsibility for the landlord to collect from the tenant. (Landlords are encouraged to add this as a lease clause.)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.

Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

Our PHA Complaints, Appeals, and Informal Review Procedures can be found in the Administrative Plan, Chapter 19.

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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)

-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:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (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

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <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)

- 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

[24 CFR Part 903.79 (k)]

A. Public Housing

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

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

PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

Currently, the Big Spring Housing Authority as an Interim Policy located with the Administrative Plan that has expounded on the intent of HUD's decision to create homeownership. In our case, we have taken a step with the intent to prevent the loss of homeownership. For only five Section 8 Vouchers, and as a pilot test program, we have two criteria. This may be increased if successful.

Criteria 1: *First, if the family must have less than 5 years remaining on the mortgage, and have lost employment due to a medical verifiable emergency and be two months in verifiable arrears. They must also be PHA program eligible, the house must pass a HQS inspection, and the mortgage be less than the Rent Standard, or manageable under other Section 8 Criteria (under the 1998 QWHRA Housing Reform). The mortgage company must also accept payment, representing the function as landlord, The HAP check is then sent direct to the mortgage company. The participant family must income recertify under specified guidelines.*

Criteria 2: *Second, if a family has fallen victim to losing their jobs due to a company economic layoff due to the closure of a business (especially under NAFTA), closure due to oil field reductions, or closure to the drought. We had three fairly large companies close down, reorganize and/or relocate either to Mexico or a border town due to NAFTA. In this cas, assistance is limited to 6 months and tthe family must work with the Texas Workforce Center for employment and/or employment training.*

Future Plans for Year 2000: The Big Spring Housing Authority is the proud sponsor sister organization, the Crossroads Housing Development Corporation is a state Certified Community Housing Development Organization (CHDO) that will be our partner in developing future Home Ownership Programs. The CHDO will apply through us (BSHA) for Texas Development of Housing and Community Affairs grants for down payment and closing cost assistance. The CHDO will finance and carry the note on tax foreclosed properties that it has received from the local City government and drug seizures. The BSHA expects to pilot a Section 8 Voucher Home Ownership Program under selected guidelines that are yet specifically determined. The CHDO will have the contract written in such a way that HQS Inspections will be expected and required in order to assure properties are maintained in order for families to be eligible to receive Section 8. The CHDO is expected to also work through Fannie Mae and local banks for some underwriting. Fannie Mae representatives met with the CHDO and the BSHA on 21 June, 2000.

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. We expect to limit the pilot program to 10% or 36 of the 364 available Section 8 Vouchers currently available, but no more than 50 at anytime.
- 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:

The BSHA expects to pilot a Section 8 Voucher Home Ownership Program under selected guidelines that are yet specifically determined.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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? DD/MM/YY

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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
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: We also have a cooperative agreement with the Texas Workforce Commission.

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

B. Crime and Drug Prevention activities the PHA has undertaken or 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)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

[24 CFR Part 903.7 9 (n)]

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?
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 903.79 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:**

The Resident Advisory Board met at the Big Spring Housing Authority on the following dates to assess Plan needs:

30 March 3 April 10 April 17 April 24 April 15 May

Letters were sent to ALL residents inviting their participation on the RAB. Eight persons expressed a high interest in assisting with the Plan, attended and represented the following groups demographically:

Ethnicity:	White 5	Black 2	Hispanic 1
Sex:	Female 5	Male 3	
Elderly (2):	Female 1	Male 1	
Disabled (5):	Female 3	Male 2	
Veteran (2);	Male 2		
Employed (3):	Male 1	Female 2	
Former Homeless (3):	Male 2	Female 1	
Assisted to Program Under Local Preference (5):		Female 3	Male 2

Digital pictures of the Resident Advisory Board are published below.



Led by the Executive Director, the first meeting of the Resident Advisory Board, was purely organizational and gave them detailed program information with the intent to define the Section and different HUD/PHA programs. They were given the same level of respect and information as provided to the Commissioners on the Housing Board. This increased depth led them from thinking on the micro-scale to understanding that their input would be instrumental to identify, outline and

define for the total program. Thereafter, true working sessions were held and the complete PHA Plan discussed by page and item.

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:

The Resident Advisory Board (RAB) participated from the onset of writing the Plan. The information and discussions provided to the participants led to their comments being addressed within the Plan and did not necessarily change the Plan. In most situations, the comments from the Resident Advisory Board (RAB) were consistent to recommendations by the Housing Board of Commissioner and also PHA goals.

Noted quite candidly below in topical issues, the majority of the RAB wanted stiffer criteria, guidelines, and penalties for resident program abuses.. Generally, most important issues were: general housing program issues, employment and educational opportunities for younger and healthier program participants; adding a local preferences to include employment, education, and welfare to work; homeownership under the Section 8 Voucher Program; and accessible housing for the elderly and persons with disabilities. Additionally, the majority of the RAB participants felt that there should be a time limitation on housing for those persons of good health and able to learn and gain employment. They also felt strongly that Section 8 Voucher recipients should also have to provide community service, become volunteers in a program of choice, or be enrolled in a continuing education program, in lieu of community service or volunteerism. In all areas, they offered their sincere and honest comments and felt it important that their views become part of the Plan.

Resident Advisory Comments and Quotes

Resident Advisory Board Comments that are General to Section 8 Vouchers and Housing Assistance Programs

The below comments are as close to quotes as possible. They are candid and reflect a responsible macro point of view of concerned citizens. Some comments identify needs, some offer suggestions, and some indicate that the Big Spring Housing Authority could be doing a better job serving than it does. Nothing has been scrubbed from the comments no matter how pointed.

- “If people are healthy and young enough to work, they should have time limits like with Temporary Assistance for Needy Families, that have a five year limit.**

People should not be allowed to not do anything to improve themselves.
Basically, can we set a time limit on who is assisted and for how long depending on what that families or persons needs are?"

- ❑ "I don't like the idea that 75% of the housing programs have to go to those families being at 30% or low income. People can't survive even at the 50% range because that is already below the poverty level. Can we help more people who are above the 30% of the area income?"
- ❑ "How can elderly people drawing a little retirement, social security, or SSI qualify under the 75% rule? Won't this keep many of them off of the housing program when they need it? I'm not sure if this is fair at all."
- ❑ "We have a lot of Veterans here getting help at the Veterans Hospital and many of them are sent here for help, and, you've told me that this VA hospital serves almost 60 counties in Texas. There isn't any place for them to stay in Big Spring, that they can afford, unless they are IN the hospital. Many of these folk have disabilities or handicaps and many of them either have drug or alcohol problems that they are being treated for. Why can't we do more to help. You know I was one of those guys as was on the streets since 1992 until I met you outside City Hall. I'm getting older, like a lot of these guys, and, like me, they can't just live on the streets forever. Can we build places for Vets to stay either while they are here and maybe they can then come onto the Housing Program later on if they stay?"
- ❑ "We need a play for women and children who have been beat up, screwed up, and raped by that man in their life. There isn't much to help them here. I know a lot of women in my counseling groups and THEY know a lot more women who aren't being helped or who have had to go back to the mess they left. They've had to go out of town for help, lost their jobs because they were sent away, and the kids are pulled out of school. This isn't right just because there isn't much help for them here. I don't know how true it is, but I've been told that we have the highest per capita family violence problem in Texas. Well, I surely believe it. I was sent all the way to Odessa and that is 120 miles round trip to a Safe House. I didn't need to go to a Safe House, but I did need some place to stay until I could get Housing Assistance with this program and out of the mess I was in. Can we find a way to build a Women's and Children's Shelter that also helps with counseling? You've said that there might be an Emergency Shelter grant we could apply for? Can we apply?"

- “You know that I am helped by West Texas Mental Health and Mental Retardation. I’m not crazy, but maybe I would have been with their help. I couldn’t find a place to live in town that I could afford for long and your Waiting List was too long. A lot of people have to come to Big Spring to be helped by MHMR and the State Hospital . I think MHMR serves about 20 counties and the Hospital is the only one in this area of Texas. People can only stay in the Hospital for a certain time due to cost and their bed space before they are kicked out. Where do they have to then go? You see them on the streets. For me, I wasn’t hardly able to make decisions on my own because of my nervous complications. The income strapped I got, the more stressed I got, because I thought I was going to be living on the streets. Isn’t there a way that persons from MHMR or the State Hospital can get Housing Assistance as a Local Preference on the Waiting List? A lot of people have to come to Big Spring to be helped by MHMR and the State Hospital and I mean a lot! I think MHMR serves about 20 counties and the Hospital is the only one in this area of Texas. People can only stay in the Hospital for a certain time due to cost and bed space. **Like needs places for the Veterans to stay, can we build places for persons (like me) to go until we can get on Housing or can being mentally disabled work as another Local Preference, too?”**
- “All right, while we’re talking about it, I get help at the Texas Rehabilitation Commission because of my physical problems. I don’t need a wheel chair yet, but I know that there isn’t enough places for people to live in town that can be wheelchair accessible. I know of several men and women who need places they can live, get their chairs into the bathroom, could cook if things were lower, and they have to leave stuff on their counters instead of having in shelves low enough for them. I even know some blind or deaf people who need some special stuff just to get around. **What are the chances of us building places for people that are handicapped to live in a place livable and accessible? What about remodeling some of these abandoned homes? You can call TRC and they will tell you how bad it is to find a place here.”**
- “I’ve lived in this town all my life and seen things just get worse and worse. There ain’t no way that I would live in those Projects or some of those trash apartments on the West Side. I don’t think the City does much about it’s codes enforcement because there ain’t t too many white folk living in them. And those white folk that do usually got themselves in trouble, like with drugs or on drugs, and that’s why they have no other place to go. But I know a lot of minority people that have to live in those places because they can’t afford anything else. Something has to be done. I got grandkids living in that mess because my daughter can’t afford anything other than live in the Projects.

But it still seems that the City should least make those owners of those apartments enforce codes, right? Can we do anything to make the City enforce codes? And can't we do anything to make the police pick up and keep the gangsters and druggies? "

- "There are lot of elderly people living here in town that really need their homes fixed up bad. There are people I know who ain't got no way to fix the places themselves because they're too old and ain't got no money. The places are falling down and one of these days they are going to get hurt. I mean the roof may fall in, it's going to catch fire, and I know people that ain't got no heat at all. None of them have any way to cool the places. Even if they could heat or cool them, the windows, doors, ceiling, floor or roof is too bad anyway. **Can we fix up old peoples homes for them so they don't get sick? Can we make people volunteer to provide community service with the Christmas in April Program?**

- "You know I lived on the streets and so did that guy over there. He knows what it's like on the streets and he will agree that we aren't bad people. Okay, we might drink too much and that's been our biggest problem, but even we needed someplace to stay. As it is, I got other bums like me visiting with me to shower and grab some food. They're jealous of my HUD. I tell them to come down and apply, but they say that there just ain't no use because they got nothing anyway. I don't want them to stay too long because I know I will lose my HUD, too. How can we get those people help, too? **We need some homeless housing. They're mostly drunks, okay, but they're homeless and when the weather gets bad, they've got no place to go and I feel bad for them. They're human, too. I know, because I was living like that not too long ago.**"

- "You know this program had a real bad name until you guys started making people live by the rules. I had a real hard time finding a landlord that was willing to take HUD. And, I sure couldn't blame them because people were trashing their houses. It's gotten better since you took over, but there are still people out there that are making it difficult for the rest of us, and the new folks who are coming onto the program. That bad reputation is a hard thing to get rid of. **Can the Housing Authority walk through the properties and yards every month or just knock on the door when they see a problem? Can you kick those people off the program for keeping a dirty house, a bad yard, and trash a rent house? If you were able to be a harder, I think that people who really need the help will take better care of what they got. Then maybe we'd have more properties and more landlords, too. Like you said, taxpayers money, and I'm also one, is a privilege and not a right, right?"**

- And, while we're on it. I think that you guys need to do more about dealing with some of these no-good landlords. I've been on the program for a long time since I've been disabled, and my own landlord does only what he has to do. By now HUD would have bought this house. Anyway, there are a lot of landlords who just want that check. **You know there are a lot of landlords in town that have a lot of rental properties. Can't you make them do more to their homes or put some money back into them? Can you make the HQS inspections harder for those homes that need more work?**
- While we're on inspections, I think that your inspector needs to be more thorough. There are several HUD families in homes close by and I think a few of us have the same landlords. But we were talking among ourselves and we don't think your inspector has been doing as good a job inspecting the homes. Sometimes depending on the problem, if we have a problem in the house that needs repairs, the landlord sometimes blames us renters because the problem wasn't noted on the inspection. We don't want to pay for those repairs or have the landlord make us move. **Can you do something about having better inspections done and that takes less than 15 minutes? How can a house have a good inspection in such short time?**
- Before I was on the housing program, I was a victim of a hate crime because I told on a family for something. Even though the police did do something about it, I ended up being threatened by their family who also lived close by. But I couldn't prove it, and the police didn't do anything about that either. I got so scared that I needed to move but didn't have the money. And one night I was called and they said they would make sure I then wanted to move. I told them I wanted to move but couldn't afford it. I was always scared. **Can't persons who are really scared for their life get Local Preference?**
- I still know of some people that are working and aren't reporting their income or have a boyfriend or husband living with them. I know that this isn't right and that, especially after being on this Board, isn't there a way to catch them and hold them to the rules? **For those people doing fraud, can you find a way to take them to court so they can pay you back? Do you do active fraud investigations? We could use that fraud money to help other families, couldn't we?**
- **Can we do something to put our young people to work? If the CHDO (Community Housing Development Organization) is going to be getting some of those old houses that need work, can't we find a way to teach these youngsters a skill while putting them to work? Won't this also help the community look better, too?**

- ❑ Most poor people are not lazy and you said about 85% or most the families, the way I understand it, have at least one person in the family working. And you said that 33% of the families were elderly or disabled. It seems to me that this is good. **Can't there be some positive local newspaper reporting about the good things about the people getting Housing Assistance instead of the bad stuff that everyone hears about or that catch national headlines?**

Resident Advisory Board Comments On Employment & Education:

- ❑ “As it is, people don't want to work because if they make money, it is counted against their housing. People should be allowed to make a certain amount of money or not have to have their income counted until they are able to support the change in income. **Can we have a time limit before we begin counting their work income so families can catch up on their bills, or by a car, or even finally get legal and by car insurance? Heck, maybe their kids might even be allowed to play sports if Mom or Dad had enough money to let them?”**
- ❑ “I've heard a lot about welfare-to-work and people having to work with the Department of Human Services and the Texas Workforce Commission or have their benefits cut or reduced. If people are trying to do what they are supposed to do, can't we let them on getting housing faster than those people who don't care or who aren't following what DHS or TWC wants? **Can we make a Local Preference to be added for welfare-to-work and people who ARE already working? They are at least trying.**
- ❑ We've got a lot of kids in gangs, in drugs, and they might as well be criminals. I know that a lot of kids aren't in school because they've been kicked out or because the parents have let them drop out. **Can't we do something to hold the parents accountable to make them make their kids go to school and make the kids behave. I mean, isn't it still the parent's responsibility to make them go to school and behave? Can't we tell the parents that if they don't that they will lose their HUD or something?**

❑

Home Ownership and Rental Properties

- ❑ “There are a lot of abandoned homes in Big Spring since that AFB closed and it seems that there are more and more of them. **Can the Housing Authority find a way to take those abandoned homes and make them decent to live in?”**

- **“I’ve seen some houses that have for sale by HUD. Can’t HUD give you HUD foreclosed properties so that you can use those properties on the Housing program? Could you could rent them out or put up for sale yourself and use the income made on those properties to buy other homes and do help more people?”**

- **(Conveyed in written correspondence and read aloud to rest of RAB) “I can’t speak because I have cancer and have had it for more years than I wish to remember. I try not to complain about much because I am happy to have what I have. It’s not much, but it is what God has provided for me and my son. I thank you at the Housing Office for helping me when I’ve needed it and to answer problems when I have had them. I have a real good son, he’s 16, a good student, and he helps take care of me. I’ve been on HUD in Big Spring, for nine years, okay, you want us to call it “rental assistance”. I’ve been on RENTAL ASSISTANCE since 1991. I want to buy a home. I would like to leave something behind for my son, someplace for him to live. The only income I have is my disability from Social Security and I can’t buy a home without credit and without a job. I can’t even get up enough money to pay what ever it is to get into a house. Can’t we find a way for your and HUD to use the Rental Assistance money to buy a house instead of paying it to a landlord for rent? You know how well I take care of my house and gardens.”**

Other:

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.**) *We are a Section 8 Program only. In the past, all families are sent a Letter asking if they are interested in serving on the Board of Housing Commissioners. Jointly, between the Mayor and the PHA Secretary, all interested persons are spoken to and the Mayor then appoints his candidate of choice to the Board as Commissioner.*

However, this year and since the Resident Advisory Board had just completed assisting with input to the Plan, one of their membership

expressed interest to being on the Housing Board of Commissioners. As letter had been sent to all families initially asking if they wanted to participate in the Plan, it was prudent to ask members of the working Resident Advisory Board if they were interested. One person was interested and was subsequently appointed to the Board by the Mayor.

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) *This year and the future.*

This year since the Resident Advisory Board had just completed assisting with input to the Plan, one of their membership expressed interest to being on the Housing Board of Commissioners. As letter had been sent to all families initially asking if they wanted to participate in the Plan, it was prudent to ask members of the working Resident Advisory Board if they were interested. One person was interested and was subsequently appointed to the Board by the Mayor.

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: *Section 8 Only Program. Membership will be selected from the working Resident Advisory Board. Plans are to maintain the Resident Advisory Board and to meet as needed, when needed.*

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: *City of Big Spring and Howard County, Texas, Five Year Plan. The State of Texas Department of Housing and Community Affairs (TDHCA) statewide Consolidated Plan.*

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 Comprehensive 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:

Page	Ref Issue #	HOUSING	Priority		
			1	2	3
133	11.1	Lack of New Housing			X
135	11.1.1	Coordination of New Housing Effort	X		
135	11.2	Need for Incentives for Development	X		
135	11.3	Need Rebate for Infrastructure	X		
135	11.4	Need Incentives for Redevelopment	X		
136	11.5	Encourage Renters to Maintain Housing	X		
136	11.5.1	Neighborhood Improvement Organizations	X		
137	11.6	Develop Confidence in Economy	X		
137	11.6.1	Involve the Local Media	X		
138	11.7	Need Nicer and More Apartments	X		
138	11.7.1	Amend Zoning Ordinance to require Better Planned Multi-Family Projects	X		
139	11.8	Increase Income so People can Afford Houses	X		
139	11.9	Improvement/Beautification of Existing Neighborhoods	X		
140	11.9.1	Neighborhood Improvement and Beautification		X	
141	11.10	Lack of Retirement Homes	Na	Na	Na
142	11.11	Need Volunteer Home rehabilitation		X	
142	11.11.1	Volunteer Improvement Program		X	
143	11.12	Need for Urban Homesteading		X	
143	11.13	Develop Minority Involvement			X
144	11.14	Need Code Enforcement			X



Other:

Action Plan for 2000 – 2003, Texas Community Futures Forum (5/1999)

(Texas Agriculture Extension Service, Texas A & M University System)

The following has been directly quoted from the Action Plan:

The Extension Office facilitated the partnering of citizens, county and city government, state agencies, organizations and other groups through the Texas Community Futures Forum. This process gave residents the opportunity to identify and address the critical issues affecting themselves, their families and their communities.

Many agencies and organizations want input from local residents so that they can better focus their activities and resources. Working together, such groups can plan individual, joint, or coordinated actions to effectively address a community's Critical needs. The role of the Texas Agricultural Extension Service is to assist with this process and, where appropriate, develop programs to address community needs.

The Action Plan identified the following under "Quality of Life Issues" as Critical Community Needs:

Issue Name:	Quality of Life
Objective:	Healthy Social Life for Young Adults
	Create Support Channel for Single parent Families
	Community Housing and Infra-Structure Concerns
	Better Communication Between Organizations & Agencies
	Multi-Cultural Awareness
	Less Night Meetings – More Volunteers
	Form a Grant Writing Team
	Increase Students Graduating and getting Diploma's
	Increase Communication between Parents & educators
Planned Action:	Form a Community Development Corporation as a Community Housing Development Organization to Develop Housing and Remove Aging Structures
	Develop a Club for Young Adults
	Write Grants to Achieve Opportunities
	Plan Multi-Cultural Representation within Organizations

	Increase Money-Making Activities in order to Fund Opportunities for Children
	Seminars on Parenting
	Enforcement Consistent with Policies at All Levels
Resources:	Big Spring Housing Authority
	Howard College
	Texas Workforce Commission
	Texas Agricultural Extension Agency
	City of Big Spring
	Howard County
	Human Service Council
	Local School System
	Women for Progress
Time Frame:	3 to 5 Years

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **The following Consolidated Plan Priorities are in Support of the PHA Plan:**

Page	Ref Issue #	HOUSING	Priority		
			1	2	3
133	11.1	Lack of New Housing			X
135	11.1.1	Coordination of New Housing Effort	X		
135	11.2	Need for Incentives for Development	X		
135	11.3	Need Rebate for Infrastructure	X		
135	11.4	Need Incentives for Redevelopment	X		
136	11.5	Encourage Renters to Maintain Housing	X		
136	11.5.1	Neighborhood Improvement Organizations	X		
138	11.7	Need Nicer and More Apartments	X		
138	11.7.1	Amend Zoning Ordinance to require Better Planned Multi-Family Projects	X		
139	11.8	Increase Income so People can Afford Houses	X		
139	11.9	Improvement/Beautification of Existing Neighborhoods	X		
140	11.9.1	Neighborhood Improvement and Beautification		X	
142	11.11	Need Volunteer Home Rehabilitation		X	

143	11.12	Need for Urban Homesteading		X	
143	11.13	Develop Minority Involvement			X
144	11.14	Need Code Enforcement			X

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 Table Library

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

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

Original Annual Statement

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

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

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

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

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

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

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

Optional Public Housing Asset Management Table

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

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