

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

PHA Plan

Annual Plan for Fiscal Year 2001

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Beaumont, Texas

PHA Number: TX023

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

Public Access to Information

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

Main administrative office of the PHA

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

PHA development management offices

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

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

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

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

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

Tracewood I
4075 Arthur
Beaumont, Texas 77708
(409) 895-0495

Tracewood II
4935 Concord
Beaumont, Texas 77708

(409) 895-0495

PHA local offices:

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

Display Locations For PHA Plans and Supporting Documents

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

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(409) 895-0495

PHA local offices:

4925 Concord Road
Beaumont, Texas 77708

Main administrative office of the local government:

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

Main administrative office of the County government:

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

Public library:

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

Other:

East Texas Fair Housing Service Center
527 Forsythe
Beaumont, Texas 77701
(800) 365-1861

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Annual PHA Plan PHA Fiscal Year 2001

[24 CFR Part 903.7]

Annual Plan Type:

Streamlined Plan: High Performing PHA

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The BHA Five-Year Plan for Fiscal Year 2001 - 2005 general scope of work can be described as the overall mission of the authority: to ensure the provision of affordable housing opportunities to include communities for lower income households.

The primary purpose of this Annual Plan is to evaluate and analyze quantitative goals and objectives. This plan addresses the specific initiatives planned by BHA to achieve HUD's Strategic Goals: to increase housing availability, quality, and choice; to improve community quality of life and economic vitality; to promote self sufficiency and asset development of families and individuals; and to ensure equal opportunity in housing.

The Annual Plan for Fiscal Year 2001 will be used as the primary source for setting benchmarks for management and operational practices. The Annual Plan also outlines use of modernization funds for construction improvement throughout the BHA to increase housing stock.

Given the type, quality, and affordability of the local housing stock, BHA residents rely on the housing authority to subsidize their housing costs and provide low cost housing options. Because of their limited income, these residents look to BHA for a decent place to live at a rent they can afford. BHA also provides facilities and other resources to public and private agencies offering resident supportive services, health care, education, recreation, child development, employment, public assistance and counseling.

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

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

During FY2001, BHA plans to expand the supply of assisted housing through acquisition of rental properties in non-impacted. This will decrease the affordable rental housing vacancy rate by 1% in the targeted areas authority-wide, and provide viable housing options for class members.

The BHA further intends to increase the number of working families residing in public housing units. Currently, only 40% of the 446 (178) families are employed. By 2002, the Authority plans to increase to 60%. BHA will create a work experience development program in conjunction with the Texas Department of Human Services that develop residents' employment skills in a volunteer setting.

Also, over the next five years, the Housing Authority will implement a new first-time homeownership program. Qualified families will be provided extensive counseling. They will also receive guidance in securing a down payment and financing. BHA will increase resident participation in this program this year.

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[24 CFR Part 903.7 9 (r)]

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Attachments

Required Attachments:

Admissions Policy for Deconcentration
FY 2001 Capital Fund Program Annual Statement
FY 2001 Community Service Policy Statement
FY 2001 Substantial Deviation Definition Statement
FY 2001 Pet Policy
Response to RASS Issues
Statement of Progress against FY 1999 Goals

Optional Attachments:

Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards

Supporting Documents Available for Review

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

X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Definition of a substantial deviation from the PHA Plan	Attachment
TB	RAB Comments	Attachment
TB	Resident Comments on PHA Plan	Attachment
X	RAB Roster	Attachment
X	Response to issues identified during RASS	Attachment
X	Pet Policy	Attachment
X	Brief Statement of Progress against Goals from 1999	Attachment
X	Beaumont Housing Authority Organizational Chart	Attachment

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

Need for Affordable Housing in the Community

The 1990 Census reported 49,021 total housing units in the City of Beaumont. The low costs of owning a home in Beaumont lead to a high proportion of owner occupied single family homes. Owner occupied units comprise 60% of the occupied units, while renter occupied units comprise 40% of such units. Overall, 74% of the housing units in Beaumont are single unit detached or attached, while 11% are in complexes with ten or more units.

Occupancy rates are generally fairly high for rental properties. A 1999 Jefferson County Market Assessment conducted by PwC on behalf of HUD, reports a vacancy rate of approximately 2.0% for local rental properties. From 1985 to 1996 in the City of Beaumont, there was only one apartment complex of significant size constructed. Most of the newly constructed housing is only for those in the middle to high-income range. This tight rental market for low income families has led to a large demand for BHA services among Beaumont's low income families.

There are fewer and fewer houses on the existing market that are both suitable and affordable for low and moderate-income persons. Of the 49,021 housing units in Beaumont, 75% were built prior to 1979. Many of the older units have deteriorated, leaving fewer adequate structures available for rent. It is estimated that approximately 20% of both rental and owner occupied units are substandard and in need of rehabilitation.

Zoning is also an obstacle to housing choice and development opportunities. The majority of the western portion of the City is zoned residential single-family, and protected from higher density residential development and from the encroachment of incompatible uses. Much of the property on the less developed east side is zoned Residential Multi-family High density (RM-H), General Commercial Multi-family (GC-MD), Light Industrial (LI), and Heavy Industrial (HI). (Reported by the City of Beaumont Planning and Zoning Department). Many of the more affordable properties in the city are not zoned for residential uses.

BHA is providing only .05% of the 49,021 housing units in Beaumont. The Beaumont Housing Authority operates the following housing programs:

Program	Units
Low-rent housing	724
Section 8 Existing and Vouchers	1,821
Section 8 Moderate Rehabilitation	138
Section 8 New Construction	150
Total	2,843

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

Low Rent & Section 8 Residents Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Location
Income <= 30% of	1,646	1	1	1	1	1	1

AMI							
Income >30% but <=50% of AMI	298	1	1	1	1	1	1
Income >50% but <80% of AMI	51	1	1	1	1	1	1
Elderly	193	1	1	1	1	1	1
Families with Disabilities	410	1	1	1	1	1	1
Race/Ethnicity/ Black	1,857	1	1	1	1	1	1
Race/Ethnicity/ Hispanic	5	1	1	1	1	1	1
Race/Ethnicity /White	130	1	1	1	1	1	1
Race/Ethnicity/ American Indian	1	1	1	1	1	1	1
Race/Ethnicity/Asian	7	1	1	1	1	1	1

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

BHA 5 Year/Annual Plan 1999

Jefferson County Market Assessment Report, PricewaterhouseCoopers LLP

1990 Census Data

BHA October 2000 waitlist data

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

Housing Needs of Families on the Waiting List			
Waiting list type:			
Combined Section 8 and Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	1,247		
Extremely low income <=30%AMI	993	80%	386/39%
Very low income (>30% but <=50% AMI)	176	14%	67/38%
Low income (>50% but <80% AMI)	78	6%	29/37%
Families with children	661	53%	N/A
Elderly families	25	2%	N/A
Families with Disabilities	110	9%	N/A
Singles with Disabilities	451	36%	N/A
Race/ethnicity/BK	1,121	89.9%	N/A
Race/ethnicity/Asian	3	.2%	N/A
Race/ethnicity/ American Indian	1	.1%	N/A
Race/ethnicity/White	122	9.8%	N/A
Characteristics by Bedroom Size (Public Housing Only)			
1BR	200		
2 BR	238		
3 BR	53		
4 BR	14		
5 BR	0		
5+ BR	0		
Is the waiting list closed? No			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? N/A			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.

Enhance the existing Section 8 tenant voucher orientation training.

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

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

Increase the number of scattered site units

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

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

Adopt rent policies to support and encourage work

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

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

Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

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

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

Coordinate with the East Texas Fair Housing Service Center for the placement of tenants and staff and resident training.

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel Section 8 tenants as to location of units outside of areas of poverty or minority

concentration and assist them to locate those units

Market the Section 8 program to owners outside of areas of poverty /minority concentrations

Train the Section 8 participating landlords regarding fair housing issues.

Coordinate with the East Texas Fair Housing Service Center for staff and resident training.

Other Housing Needs & Strategies:

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Limited availability of sites for assisted housing
- Transition in PHA management

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
1.Public Housing Operating Fund	\$915,434	---
2.Public Housing Capital Fund	\$1,211,928	---
3.HOPE VI Revitalization	---	---
4.HOPE VI Demolition	---	---
5.Annual Contributions for Section 8 Tenant-Based Assistance	\$5,928,000	---
6.Public Housing Drug Elimination Program (including any Technical Assistance funds) 2000	\$156,000	
7.Resident Opportunity and Self-Sufficiency Grants	---	---
8.Community Development Block Grant	---	---
9.HOME	---	
Other Federal Grants (list below)		
a) Family Unification Grant	\$490,799	Part of Section 8
2. Prior Year Federal Grants (unobligated funds only) (list below)	(See Attached)	
	\$1,789,000	
3. Public Housing Dwelling Rental Income	\$941,250	LRH
Excess Utilities	\$68,300	
Other	\$34,000	
4. Other income (list below)		
Investment Interest	\$2,180	
4. Non-federal sources (list below)	---	---

Total resources	\$11,536,891	
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Attachment:

Statement of Financial Resources:

1. Federal Grants (FY 2001 Grants):
BHA plans to have a Comp Grant in 2001 and a Drug Grant in 2001. The amounts are not yet known.

2. Prior Year Federal Grants:

00 Drug Grant	\$156,000.00
99 Drug Grant	\$126,000.00
98 Drug Grant	\$178,400.00
97 Drug Grant	\$179,480.00
50 Unit Acquisition	\$3,657,500.00
100 Unit Acquisition	\$6,365,775.00
Safe Neighborhood Grant	\$250,000.00
01 Social Services Coordinator	\$46,150.00
00 Capital Fund	\$1,211,928.00
99 Comp Grant	\$867,043.00
99 Desegregative Grant	\$3,020,050.00
98 Comp Grant	\$739,750.00
97 Comp Grant	\$696,072.00
96 Comp Grant	<u>\$944,563.00</u>
 TOTAL	 \$18,438,711

3. Prior Year Federal Grants (unobligated funds):

99 Comp Grant	\$472,000.00
99 Desegregative Grant	\$966,000.00
98 Comp Grant	\$351,000.00
 TOTAL	 \$1,789,000

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

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

BHA verifies eligibility for admission to public housing at application time.

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

BHA uses the following screening factors:

- Criminal or drug-related activity
- Rental history
- Housekeeping

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

Yes, BHA uses local law enforcement records to screen applicants.

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

Yes, BHA requests criminal background data from NCIC to screen applicants.

- e. Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

No, BHA does not use FBI records for screening purposes.

(2) Waiting List Organization

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

BHA uses a community-wide list and a countywide method to organize the public housing waiting list.

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

Interested persons may apply for admission at BHA's Section 8 Admissions Office.

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD approved site based waiting list plan)? If yes, how many lists?
3. 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?

(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?

Applicants are given one choice of housing before they return to the bottom of the waiting list.

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

This policy is consistently applied across all waiting lists.

- 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:

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?

BHA plans to exceed the federal targeting requirements with increased outreach to families who

are at or below 30% of median area income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

Transfers will be processed before new admissions under the following circumstances:

- Emergencies/Natural Disasters
- Overhoused residents
- Underhoused residents
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Safety

a. Preferences

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

No.

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

None.

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.

4. Relationship of preferences to income targeting requirements:

N/A

(5) Occupancy

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

Applicants may use the following information to obtain information about the rules of occupancy of public housing:

- PHA briefing seminars or written materials
- Resident Handbook
- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

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

All residents must notify BHA of changes in family composition during:

- annual re-examination and lease renewal
- family request for revision
- Any change in family composition

(6) Deconcentration and Income Mixing

a. Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

Yes, the analysis of family developments found concentrations of poverty.

b. Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

Yes, admissions policies will now place residents with lower than average incomes into developments with higher average incomes, and vice versa.

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

BHA employs waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments.

If selected, list targeted developments below:

Given the concentration of poverty, all low rent housing sites are targeted.

d. Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

Yes, BHA modified other policies.

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

BHA has taken actions to improve the marketability of certain developments, and has adopted and adjusted ceiling rents for certain developments.

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

List (any applicable) developments below:

All low rent housing sites

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

List (any applicable) developments below:

All low rent housing sites

B. Section 8

(1) Eligibility

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

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

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

Yes

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

Yes, NCIC

- d. Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

No

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

None

(2) Waiting List Organization

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

The Section 8 tenant-based assistance waiting list is merged with that for the Federal moderate rehabilitation site, Pear Orchard.

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

Interested persons may apply for Section 8 assistance at the Section 8 Admissions Office.

(3) Search Time

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

If yes, state circumstances below:

If an applicant has not located a suitable unit within the initial 60 days, BHA will give the client an extended period to search.

(4) Admissions Preferences

- a. Income targeting

Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

No

- b. Preferences

1. Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent)

Yes, Young v. Cuomo Class Member status.

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)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space

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

1. Date and Time
2. Young v. Cuomo Class Member status

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

Applicants are selected by date and time of application.

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

Not applicable

6. Relationship of preferences to income targeting requirements:

Not applicable: 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?

Those policies are found in:

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Outreach

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

BHA notifies the public through:

- Published notices
- Letters to all applicants

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

- a. Use of discretionary policies:

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

- b. Minimum Rent

1. What amount best reflects the PHA’s minimum rent?
\$50

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

Yes

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

- The family is awaiting an eligibility determination to receive federal, state, or local assistance, including legal aliens entitled to receive assistance under the Immigration and Naturalization Act.
- Family composition/income permanently decreases due to changed circumstances such as separation, divorce, death, or abandonment.
- Loss of employment.
- Eviction resulting from nonpayment of rent.
- Other situations determined by BHA on a case by case basis, ie. alimony, child support.
- Rents set at less than 30% than adjusted income.

c. Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

No

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ?

Not applicable

e. Ceiling rents

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

Yes, for all developments.

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

Ceiling rents are in place for all developments.

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

BHA conducted a survey of similar unassisted units in the neighborhood to determine appropriate ceiling rents. BHA also used existing fair market rents (FMR) for the area, and looked at rents in the 95th percentile.

f. Rent re-determinations:

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

Any time the family experiences:

- Change in income levels
- Change of family composition

g. Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

No

(2) Flat Rents

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

BHA is in the process of surveying similar unassisted units and undertaking an internal financial rent analysis by which flat rents will be determined.

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard?

100% of FMR

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

N/A

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

On occasion, higher payment standards are paid for class members per Young v. Cuomo. In this case, exception rents are paid for non-impacted areas to allow class members to have varied neighborhood options.

d. How often are payment standards reevaluated for adequacy?

BHA reevaluates standards annually.

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

BHA considers the success rates of assisted families, and utilization rates.

(2) Minimum Rent

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

\$25 at Northridge, a Section 8 project.

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

Yes, when a resident has an unforeseen emergency due to loss of eligibility or waiting for Federal, state or local assistance program, BHA uses a hardship policy.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

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

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	630	122
Section 8 Vouchers	1821	120
Section 8 Certificates	53	120
Section 8 Mod Rehab	0	50
Section 8 New Construction	150	50 (varies)
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 70	5
Public Housing Drug Elimination Program (PHDEP)	Magnolia Gardens Concord Homes Tracewood I & II	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

3.PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

4.Public Housing

1. Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

No

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

- BHA main administrative office
- BHA development management offices:

Concord Homes
Magnolia Gardens
Grand Pine
Lucas Gardens

Northridge Manor
Tracewood I & II

B. Section 8 Tenant-Based Assistance

1. Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

No

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

Section 8 Department Director
3805 East Lucas
Beaumont Texas 77708

And/Or

Admissions Manager
3795 E.Lucas
Beaumont, TX 77708

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment Table Library

(2) Optional 5-Year Action Plan

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

Yes, it is attached.

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided below:

A hard copy of the 5-Year Action Plan is attached.

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

a) Has the PHA received a HOPE VI revitalization grant?

No, BHA did not receive a HOPE VI grant.

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)

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

No, not in Plan year.

If yes, list development name/s below:

N/A

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

No plans at this point in time.

If yes, list developments or activities below:

N/A

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

Yes

If yes, list developments or activities below:

48 - Replacement Units (Neches Park)

5. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

1. Does the PHA plan to conduct any demolition or disposition activities (pursuant to Section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

Yes, BHA plans to demolish 50 units this year.

2. Has the PHA provided the activities description information in the optional Public Housing Asset Management Table?

No, please see the Activity Description table below.

Demolition/Disposition Activity Description
1a. Development name: Concord Homes
1b. Development (project) number: TX023003
2. Activity type: Demolition
3. Application status Approved
4. Date application approved, submitted, or planned for submission: <u>(01/01)</u>
5. Number of units affected: 50
6. Coverage of action Part of the development

7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity- Depends upon funding availability for relocation of residents. (12/01)
--

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

[24 CFR Part 903.7 9 (i)]

1. Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C.1437e) in the upcoming fiscal year? 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.)

Yes, BHA will submit an application to designate two developments as elderly housing only.

2. Activity Description

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

Please see the activity table below.

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

7.Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

No

2. Activity Description

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

N/A

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

1. Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership

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

Yes, BHA is in the process of resubmitting a homeownership plan for formal approval of existing program. A hard copy of this homeownership plan is attached.

2. Activity Description

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

No, please see the table below.

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: BHA Homeownership Program (formerly Beaumont on the Grow) 1b. Development (project) number: TX024P009
2. Federal Program authority: Turnkey III
3. Application status: (select one) Resubmitting new PHA Homeownership Plan/Program
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(6/1996 originally, and planned for resubmission 1/2001)</u>
1. Number of units affected: Up to 75 6. Coverage of action: Total development

B. Section 8 Tenant Based Assistance

1. 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.)

No.

2. Program Description:

N/A

a. Size of Program

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)

b. PHA-established eligibility criteria

Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

8.PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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)?

Yes, BHA has a Memorandum of Understanding (MOU) with the Texas Department of Human Services.

If yes, what was the date that agreement was signed? 03/24/94

Yes, an agreement was signed with the Texas Department of Human Services Workforce Commission on March 24, 1994.

2. Other coordination efforts between the PHA and TANF agency

BHA will coordinate the following with the Texas Department of Human Services:

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Specific social and self-sufficiency services and programs to eligible families
- Participation on the FSS PCC/Resident Services Advisory Board

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)

BHA's FSS program employs the following policies:

- Public housing admissions policies, as a consideration factor if negative information surfaces about the applicant during the screening process
- Section 8 admissions policies
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation

b. Economic and Social Self-sufficiency programs

1. 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.)

Yes

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

		selection/specific criteria/other)		both)
Scattered Sites	100	Waiting List	Admissions Office	Public Housing
Computer Training	10	Referral	Magnolia Building	Public Housing and Section 8
GED Classes	10	Referral	Magnolia Building	Public Housing and Section 8
Home Ownership	69	Specific criteria as listed above.	PHA main office	5(h)

(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	6	7 (12/15/00)
Section 8	19	19 (12/15/00)

b. 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:

BHA is committed to and is serving the required 25 FSS participants.

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

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)]

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

1. Describe the need for measures to ensure the safety of public housing residents

- Observed lower-level crime, drug activity, vandalism and/or graffiti
- Drug related crime activity

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

BHA used:

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

3. Which developments are most affected?

The following developments are:

- Magnolia Gardens,
- Northridge
- Concord Homes

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:

BHA plans to:

- Contract with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities, including security guards
- Target activities to at-risk youth, adults, or seniors
- Enact a Volunteer Resident Patrol/Block Watchers Program

2. Which developments are most affected?

While BHA believes that all developments will be affected, it will focus on:

- Magnolia Gardens
- Northridge
- Concord Homes

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services (funds provided through Drug Elimination Grant.)

Other activities:

- Police substations at Magnolia Gardens and Northridge developments
- Police attend resident council meetings

2. Which developments are most affected?

All developments are affected, with focus on Magnolia Gardens, Northridge, and Concord Homes.

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.

Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
Yes

Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
Yes

This PHDEP Plan is an Attachment.
Yes, a hard copy of the PHDEP Plan is attached.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See attached policy, also to be included in the revised A&O policy.

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. 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.)

Yes

2. Was the most recent fiscal audit submitted to HUD?

No, but a hard copy is attached.

3. Were there any findings as the result of that audit?

Yes

4. If there were any findings, do any remain unresolved?

Yes

If yes, how many unresolved findings remain? 6

5. Have responses to any unresolved findings been submitted to HUD?

No

If not, when are they due?

BHA is currently drafting a Request for Proposals (RFP) to hire a contractor to conduct a full financial reconciliation. During this reconciliation, it is expected that BHA will address all unresolved findings from the previous audit as well as other issues. Upon completion of the reconciliation, BHA will submit a response to findings to HUD. After this reconciliation, another audit will be conducted.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. 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?

Yes, BHA is engaging in activities that will contribute to asset management. For additional details, please see the 5 year Capital Fund Plan.

2. What types of asset management activities will the PHA undertake?

BHA will undertake:

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

1. Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

No

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

Comments to be recorded following public comment period.

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

3. In what manner did the PHA address those comments? (select all that apply)

Comments to be recorded following public comment period.

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

1. 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.)

Not applicable, Board consists of one HUD representative.

2. 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.)

Not applicable, Board consists of one HUD representative.

3. Description of Resident Election Process.

- a. Nomination of candidates for place on the ballot: (select all that apply)
Other: (describe)

Initially, the RAB residents were invited to participate by BHA staff. However, BHA plans to hold elections for RAB members this year.

b. Eligible candidates: (select one)

BHA hopes to invite existing resident advisors at each development to run as candidates for the RAB; however, BHA will also invite any interested resident to run for election to the RAB.

c. Eligible voters: (select all that apply)

Other (list)

N/A

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Beaumont

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

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

Please see the attached certification of compliance of the PHA Plan with the Consolidated Plan for the City of Beaumont.

D. Other Information Required by HUD

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/

PHA Name: Housing Authority of the City of Beaumont, Texas TX23PO		Grant Type and Number Capital Fund Program: <input checked="" type="checkbox"/> X Capital Fund Program Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised A		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	121,193.00		
3	1408 Management Improvements	129,325.00		
4	1410 Administration	72,761.00		
5	1411 Audit	0.00		
6	1415 liquidated Damages	0.00		
7	1430 Fees and Costs	61,042.00		
8	1440 Site Acquisition	0.00		
9	1450 Site Improvement	120,000.00		
10	1460 Dwelling Structures	580,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	17,500.00		
12	1470 Nondwelling Structures	35,000.00		
13	1475 Nondwelling Equipment	7,000.00		
14	1485 Demolition	32,170.00		
15	1490 Replacement Reserve	0.00		
16	1492 Moving to Work Demonstration	0.00		
17	1495.1 Relocation Costs	9,000.00		
18	1498 Mod Used for Development	0.00		
19	1502 Contingency	26,937.00		
20	Amount of Annual Grant: (sum of lines 2-19)	1,211,928.00		
21	Amount of line 20 Related to LBP Activities	0.00		
22	Amount of line 20 Related to Section 504 Compliance	0.00		
23	Amount of line 20 Related to Security	69,525.00		
24	Amount of line 20 Related to Energy Conservation Measures	0.00		

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

PHA Name: Housing Authority of the City of Beaumont, Texas		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
TX24PO23-002 Magnolia Gardens	Remodel Daycare Center	1470		35,000.00	
	Sub-Total			35,000.00	
TX24PO23-003 Concord Homes					
	Complete modernization of units, new wiring, sheetrock, cabinet, floors and etc	1460	22	580,000.00	
	Replace hot water heater, stoves, refrigerators and HVAC units	1465.1	22 each	17,500.00	
	Replace and repair sidewalks, add new parking lots and landscaping of area.	1450		120,000.00	
	Maintenance Equipment	1475		7,000.00	
	Demolition of Building and Clear Lots	1485	3	32,170.00	
	Sub-Total			756,670.00	

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

PHA Name: Housing Authority of the City of Beaumont, Texas		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-Wide					
Administration	Program Director	1410		36,000.00	
	Clerk of the Works	1410		26,000.00	
	Benefits	1410		10,761.00	
	Total			72,761.00	
Fee & Cost (A&E)	A/E Services	1430		35,971.00	
	Inspection Cost	1430		14,060.00	
	Printing Cost	1430		2,506.00	
	Consultant Fees	1430		8,505.00	
	Total			61,042.00	
HA-Wide	Relocation Cost	1495.1		9,000.00	
HA-Wide	Contingency	1502		26,937.00	
	Grand Total			1,211,928.00	

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

PHA Name: Housing Authority of the City of Beaumont, Texas		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	
				Original	Revised
HA-Wide	Operations	1406		121,193.00	
Management Imp	General Technical Assistance	1408		4,000.00	
	Upgrade policies and procedures	1408		2,500.00	
	New policies training	1408		3,300.00	
	Board of Commissioner training	1408		3,600.00	
	Housekeeping training	1408		2,400.00	
	Homeownership training	1408		3,000.00	
	Self-sufficiency training	1408		5,000.00	
	Security personnel & crime prevention	1408		69,525.00	
	Resident Council training	1408		5,000.00	
	Preventive Maintenance	1408		12,000.00	
	Community Service Work requirement	1408		4,000.00	
	Benefits	1408		15,000.00	
	Total			129,325.00	

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

PHA Name: Housing Authority City of Beaumont, Texas TX24PO23		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:					Federal 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
TX24PO23-002	9/30/03			9/30/04			
TX24PO23-003	9/30/03			9/30/04			
Management Imp.	9/30/03			9/30/04			
Fee & Cost	9/30/03			9/30/04			
Administration	9/30/03			9/30/04			
HA-Wide	9/30/03			9/30/04			

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-003	Concord Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Modernization – 22 Units – New sheetrock, cabinets, new flooring, etc.	592,930.00	2002
Site Improvement – Landscaping, parking lots and lighting	120,000.00	2002
Dwelling Equipment – stoves, refrigerators, hot water heaters, etc	17,600.00	2002
Non-Dwelling Equipment	6,900.00	2002
Demolition –four (4) buildings	64,340.00	2002
Total estimated cost over next 5 years	801,770.00	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23	HA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	121,193.00	2002
Administration	72,761.00	2002
Fees & Costs	61,042.00	2002
Management Improvements	129,325.00	2002
Relocation Costs	9,900.00	2002
Contingency	15,937.00	2002
Total estimated cost over next 5 years	410,158.00	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-003	Concord Homes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Modernization – 22 Units – New sheetrock, cabinets, new flooring, etc.	591,000.00	2003
Site Improvement – Landscaping, parking lots and lighting	120,000.00	2003
Dwelling Equipment – stoves, refrigerators, hot water heaters, etc	17,600.00	2003
Demolition – two (2) buildings	32,170.00	2003
Non-Dwelling Equipment	41,000.00	2003

Total estimated cost over next 5 years	801,770	
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Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23	HA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	121,193.00	2003
Administration	72,761.00	2003
Fees & Costs	61,042.00	2003
Management Improvements	129,325.00	2003
Relocation Costs	9,900.00	2003
Contingency	15,937.00	2003
Total estimated cost over next 5 years	410,158.00	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-005	Tracewood II	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Modernization – 54 Units – Replace all exterior siding	580,000.00	2004
Site Improvement – Repair and replace landings	120,000.00	2004
Dwelling Equipment – stoves, refrigerators, hot water heaters, etc	17,600.00	2004
Total estimated cost over next 5 years	717,600.00	

Capital Fund Program 5-Year Action Plan

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CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-002	Magnolia Gardens	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvement – Exterior painting	77,170.00	2004
Dwelling Equipment – stoves, refrigerators, etc.	7,000.00	2004
Total estimated cost over next 5 years	84,170.00	

Capital Fund Program 5-Year Action Plan

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CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23	HA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	121,193.00	2004
Administration	72,761.00	2004
Fees & Costs	61,042.00	2004
Management Improvements	129,325.00	2004
Relocation Costs	9,900.00	2004
Contingency	15,937.00	2004
Total estimated cost over next 5 years	410,158.00	

Capital Fund Program 5-Year Action Plan

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-009 TX24P023-011 Tx24P023-013	Scattered Sites	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvement – Repair & replace roofs, foundations, sewer lines, etc	390,000.00	2005
Dwelling Equipment – stoves, refrigerators, etc.	24,170.00	2005
Total estimated cost over next 5 years	414,170.00	

Capital Fund Program 5-Year Action Plan

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CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23-005	Tracewood I	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Modernization-replace all exterior siding	290,000.00	2005
Site Improvement – Repair & replace landings	80,000.00	2005
Dwelling Equipment – stoves, refrigerators, etc.	17,600.00	2005
Total estimated cost over next 5 years	387,600.00	

Capital Fund Program 5-Year Action Plan

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CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX24PO23	HA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	121,193.00	2005
Administration	72,7691.00	2005
Fees & Costs	61,042.00	2005
Management Improvements	129,325.00	2005
Relocation Costs	9,900.00	2005
Contingency	15,937.00	2005
Total estimated cost over next 5 years	410,158.00	

DEFINITION OF SUBSTANTIAL DEVIATION FROM PLAN

In compliance with HUD guidance, BHA will report any and all substantial deviations from prior years' PHA Plans. For the purposes of the 5 Year Plan, BHA will consider the following a substantial deviation:

- Changes to the rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception will be made in the case of changes that are adopted to reflect changes in HUD regulatory requirements. This definition is subject to modification in future years.

RESIDENT ADVISORY BOARD (RAB) COMMENTS TO THE PLAN:

January 16, 2001 RAB Meeting

1. **Comment:** What is the community center uses/rental policy?

Response: The community center policy is posted at each Management office on the bulletin boards. They need to review it and if there is something they feel needs to be changed or revised, they should take it to the Resident Councils for review. They need to come up with a plan and bring it back to the RAB for discussion.

January 23, 2001 RAB Meeting

1. **Comment:** Why can't we get a full year lawn contract? Why were the provisions for a third monthly cut? More edging, raking of leaves and additional services?

Response: Due to budgetary constraints we are unable to provide a full year lawn maintenance contract or other additional services. We are in the process of issuing bids for a new lawn maintenance contract. The new contract should begin in April 2001. Due to budgetary constraints, BHA has limited the terms of these contracts to April through October, the peak grass growing months. We have also limited the cuts to two per month. We will review the budget to determine the feasibility of extending this contract, if at all possible. Lawn maintenance is supervised by the site managers and overall by the Director of Housing Management. BHA is committed to more extensive oversight of this year's contract for quality control.

February 21, 2001 RAB Meeting

1. **Comment:** When choosing security guards please keep in mind that we want professional competent security guards that can really provide safety to the site.

Response: The security guards recently hired are all professional and certified security personnel.

2. **Comment:** Also remember that the security guards need to be considerate of the residents. Don't terrorize the resident

Response: Security personnel will be trained to be sensitive to the rights and considerations of the tenants.

3. **Comment:** Residents should be involved in decisions regarding security at the Beaumont Housing Authority.

Response: BHA has conducted surveys in the past to determine resident perception of crime. Off-duty police and security personnel sometimes attend RC and RAB meetings to provide security information and collect feedback from the residents. Residents raise security issues at these meetings as well. BHA will address this issue in the coming year with the creation of a resident security task force and/or other similar measures.

4. **Comment:** Want resident access to the van purchased for the Resident Services programs and funded through the Drug Elimination grant. Want the van stored and available at the Resident Services Offices. Van should be stored in the steel storage unit especially built for the van.
Response: The resident van is currently available at all times upon request. BHA has a basic policy regarding the use of BHA vehicles, but it is presently reassessing and updating these policies. The new policies and information regarding how to access the van will be shared with the Resident Councils in the next month.
5. **Comment:** The RAB wants more training on the PHA Plan so that they can understand it better and provide better comments.
Response: Staff began PHA Plan discussions with residents in August 2000, however not all residents attended. The PHA Plan was then posted in December and brought to the RAB in January and the public hearing was held on February 14, 2001. BHA will make greater attempts in 2001 to train and involve residents throughout the PHA Plan process.
6. **Comment:** How is the Capital Fund budget created?
Response: The annual Capital Fund budget is based upon the 5-year Capital Plan. It is developed through an in-house assessment of Capital Needs, staffing and security issues, REAC assessments, HUD monitoring reviews, the Consent Decree and other external factors, tenant input and concerns as well as emergency issues and the immediate budget demands of the authority overall.
7. **Comment:** How can all of the Resident Councils get office equipment and other supplies?
Response: All active resident councils can request office equipment and supplies through the site manager or other Department of Housing Management staff. These items will need to be built into the budget, but will be accommodated to the best extent possible.
8. **Comment:** What is the Resident Council budget? How much money should they receive? When are the checks provided to the Councils?
Response: Each year in April checks are issued. The FY2001 budget amount has not been determined. The budget is based on HUD regulations that say \$15 per unit.
9. **Comment:** We need money for child care? What is the status of the BHA Child Care Development Center?
Response: BHA can not provide money for child care, however the original plan for the BHA Child Care Development Center was designed to provide less expensive child care. BHA also hoped to work closely with Catholic Charities, the agency responsible for the TANF child care subsidy. Currently, BHA is working with PricewaterhouseCoopers (PwC) to assess the extent of the need for child care at BHA and to assess the operational viability of moving forward with BHA's original plans for a child care facility. The currently renovated day care facility still requires additional work to meet state licensing requirements and has not yet developed a viable operational budget.

RESIDENT COMMENTS TO THE PLAN:

To be included following the public comment period. Use this section to provide additional attachments referenced in the Plans.

- 1) Question: How many of the original 006 homes did BOTG sell to the open market?
Answer: The Beaumont Housing Authority sold 23 homes in through an open bid process. The homes were part of the 006 program.
- 2) Question: What about purchasing your public housing apartment?
Answer: That program was never implemented, it was just a proposal.
- 3) Question: Is the Drug Elimination Grant ? money for all of housing?
Answer: The money is for Magnolia, Concord, Tracewood I, II, and Lucas.
- 4) Question: Will the Drug Elimination funds be for security guards?
Answer: Part of this money will be used to pay the salaries of off-duty police that are used to patrol the sites on nights and weekends.
- 5) Question: Will this include the Beaumont Police Department?
Answer: Yes, it will include off-duty officers' salaries
- 6) Question: Why were they hire security guards in April and then the money runs out?
Answer: Because there is a limited amount of funding available and BHA provided as much security as it could until the funds ran out.
- 7) Question: In regards to the 8 hour community service requirements, is this a HUD requirement or a BHA requirement?
Answer: Congress mandated the community service requirement in the 1998 Quality Housing and Work Responsibility Act (QHWRA). The RAB contributed to the development of BHA's specific plan for the community service requirement. Eight hours per month are needed if you are not exempt. There are some exceptions to this rule.
- 8) Question: How many hours per month are required for Community Service?
Answer: Eight hours.
- 9) Question: What is the motivation behind attending job training—why not just do the eight hours (of community service)?
Answer: The focus on job training was to involve residents in some kind of valuable activity and to help them get a job and experience success. If your goal is to achieve self-sufficiency then the job training and the community services will be beneficial.
- 10) Question: Why can't the non-refundable fee for pets be added into the rental

- deposit?
- Answer: The non-refundable fee covers normal wear and tear items. Whereas the pet deposit is refundable and exclusively to cover any additional damage caused to a unit by a pet.
- 11) Question: Under the Capital Fund budget what are considered management improvements?
- Answer: Resident and staff training, policy changes, consultants, safety and crime information, general technology upgrades, etc.
- 12) Question: Who comes up with the list of Capital Fund improvements? Why is it redundant? Why are sites repeated several times?
- Answer: All of the sites need on-going repairs and as long as tenants move in and out and units turnover, they require repairs. As long as there are uninhabitable units at a property, Capital Funds will need to be used to bring them back on-line.
- 13) Question: Why do we keep hearing about Concord Homes? Why does there continue to be a line item in the Capital Fund budget for Concord Homes?
- Answer: It will take about \$6 million to do a total rehabilitation of Concord Homes. We have spread the costs out over a 4-5 year process and it is being done in phases.
- 14) Question: Was the RAB, which was selected, trained and privy to this information?
- Answer: BHA staff began working on the PHA Plan with the RAB in August, 2000. Resident Council members were given a copy of the PHA Plan on December 28, 2000, when the plan was posted. Then we met with the RAB at the January 13 and 23, 2001 meetings and provided additional copies. All residents were invited to the Public Hearing on February 14, 2001 and then additional comments on the PHA Plan were provided by the RAB members at the February 21, 2001 meeting. No official "training" on the PHA Plan was provided, however, if the message was not made available, we have more work to do in this area.
- 15) Question: I thought money was already given to Magnolia when Wilson was here.
- Answer: All of the sites need on-going repairs and as tenants change and units turnover, they require repairs. As long as there are uninhabitable units at a property Capital Funds will need to be used to bring them back on-line. Magnolia has on-going repair issues.
- 16) Question: I thought Magnolia was supposed to be done with their air conditioners three years ago.
- Answer: The court ordered that BHA provide air conditioners at Magnolia, however HUD never provided funding. BHA considered it an unfunded mandate and HUD had to make a special allocation to fund the purchase.

These are the reasons for the hold up.

- 17) Question: Is Concord cable ready?
Answer: Yes, the units are cable ready.
- 18) Question: Why aren't the units at Lucas/Grand Pine cable ready. Is it because they (BHA) ran out of money?
Answer: We are scheduled to make the sites cable ready, it could take 304 years to complete, but we are committed to finish.
- 19) Question: What are the administrative fees indicated in the Capital Fund Budget?
Answer: This line item primarily covers salaries.
- 20) Question: How large is this staff?
Answer: The Administrative Fees primarily cover the salaries of two Capital Fund office personnel, the security guards and some preventative maintenance personnel time.
- 21) Question: Is the Section 8 Administrative Plan out for viewing?
Answer: Yes it is available in the supplemental attachments to the PHA Plan. No substantial changes have been made to the Section 8 Administrative Plan at this time.

Additional Comments:

- 1) Would like to have cable and big screen TV in community room.
- 2) New tables and ceiling fans for community room
- 3) Office furniture and supplies and computer equipment for resident services office
- 4) New refrigerators and stoves

RESIDENT ADVISORY BOARD ROSTER

Last Name	First Name	Appointed	Address	Phone
Tronser	Eddie	Yes	2880 #4 Grand	(409) 833-7250
Jones	Darlene	Yes	2810 #4 Grand	(409) 835-7169
Pension	Brenda	Yes	41 Tracewood II	(409) 896-2534
Ruffin	Shirley	Yes	Vice President Grand Pines	(409) 838-4634
Steen	Sharon	Yes	3731 East Lucas #4	(409) 924-8980
Jones	Ovide	Yes	3705 East Lucas	(409) 989-4024
Robertson	Dora	Yes	8050 Lawrence Drive	(409) 924-0191
Lewis	LaTony	Yes	8155 Lawrence Drive	(409) 924-7122
Wrighting	Elizabeth	Yes	3720 Magnolia	(409) 838-6053
Marcotte	Edith	Yes	BHA staff	(409) 899-5055
Collins	Paul	Yes	BHA staff	(409) 899-5055

RESPONSE TO ISSUES IDENTIFIED BY RASS

The safety and well being of residents is very important to BHA staff and the overall success of both the BHA public housing and Section 8 programs. Therefore, BHA is currently taking steps to address the issues identified in the RASS.

For the Survey Safety Section, BHA will:

- Rehire security guards at all Family and Elderly Housing developments
- Improve gate security procedures
- Use the RAB to identify and resolve further issues

For the Survey Neighborhood Appearance Section, BHA will:

- Provide funding to paint graffiti and other areas in need of paint
- Contract with a local landscape service (different from previous service) for the lawn maintenance
- Demolish 50 Concord units in poor condition
- Use the RAB to identify and resolve further issues

Resident Survey Summary Results

Question	Response	Sum	Total Number of Responses	Average Response
What is needed most to improve resident safety and security in your public housing complex?				
	Abuse treatment programs for residents	46	28	1.64
	Establish training for resident security/Neighborhood Watch	45	32	1.41
	Keep non-residents off property	46	30	1.53
	Sweeps by police and BHA	45	28	1.61
	Stronger lease enforcement	57	31	1.84
	More police patrols	45	32	1.41
	More outdoor lighting	50	33	1.52
	More security fencing	70	30	2.33
	Resident participation in screening	46	27	1.70
	Resident photo ID program	60	31	1.94
	Vehicle registration/tagging program	44	30	1.47
What physical improvements are needed most in your public housing complex?				
	Install new ranges/refrigerators	47	30	1.57
	Install or replace floor or covering	39	24	1.63

	Painting of interior walls after 3 years of occupancy	40	31	1.29
	Replace or change trash receptacles, pads or pick up services	51	30	1.70
	Improve or add more playground equipment	37	22	1.68
	Reseed lawns, plant shrubs, landscape	34	23	1.48
	Construct day care facility	32	21	1.52
	Add or replace community center equipment	38	22	1.73
What management improvements are needed most in your public housing complex?				
	Establish resident management corporations to manage all or part of your complex	42	23	1.83
	Establish or improve resident council participation in management	32	23	1.39
	Establish organized sports programs for children	31	22	1.41
	Provide training or counseling on home ownership	36	22	1.64
	Improve provided transportation services	29	20	1.45
	Provide training for Housing Authority Office staff to improve job performance	35	21	1.67
	Provide training for Housing Authority Maintenance staff to improve job performance	33	21	1.57
	Institute an "English as a second language" course	37	18	2.06

Would you or another family member participate in programs above if available?				
	Very likely			11
	Maybe			8
	Not likely			4
How long have you been living in public housing?	Average length of stay in years			7
In which complex do you live?				
	Magnolia			12
	Lucas Gardens			5
	Grand Pine			2
	Northridge			0
	Tracewood I			0
	Tracewood II			0
	Other			2
	Concord Homes			1

STATEMENT OF PROGRESS AGAINST FY2000 GOALS

A. Mission

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

Goals

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

BHA Goal: Expand the supply of assisted housing

Objectives:

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

BHA hopes to achieve this goal by October 2001.

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

The Authority has begun discussions with HUD Community Builders regarding shared regional activities and other methods of leveraging funds. BHA hopes to fully achieve this goal by November 2001.

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

By May, 2001, BHA may acquire vacant land to construct 48 units depending upon development analysis currently underway. If, BHA decides to acquire existing single family properties, it should be complete by December 2001. If BHA decides to acquire existing multi-family properties, the financing and acquisition should be underway by December 2001. If, BHA decides to construct a property, the Modernization and Development division will have acquired the land, developed a pro forma and preliminary drawings by December 2001.

BHA Goal: Improve the quality of assisted housing

Objectives:

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

BHA hopes to achieve a score between 75 and 100 by October 2001.

By July 2000, BHA will maintain voucher management SEMAP score of 100.

BHA hopes to achieve a score between 75 and 100 by October 2001

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

BHA hopes to achieve this goal by March 2001. It has already undertaken an analysis of ways to improve service and train staff.

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

BHA is currently analyzing the best approach for the development of the 48 units. If, BHA decides to acquire existing single family properties, it should be complete by December 2001. If BHA decides to acquire existing multi-family properties, the financing and acquisition should be underway by December 2001. If, BHA decides to construct a property, the Modernization and Development division will have acquired the land, developed a pro forma and preliminary drawings by December 2001.

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

BHA has begun interior demolition at Concord Homes in order to renovate 78 units. It plans on completing the renovation of 30 units by August 2001.

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

BHA has completed acquisition and almost all renovation of 100 units. (See earlier goal regarding status of 48 unit acquisition.)

Additional accomplishment:

BHA has begun to take steps to improve the curb appeal of public housing properties, which is expected to attract new residents to public housing and eliminate vacancies. Security continues to be improved through use of PHDEP funds and a renewed attention to the issue.

BHA Goal: Increase assisted housing choices

Objectives:

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

In December 2000, BHA in collaboration with Port Arthur and Orange PHAs conducted a Section 8 landlord meeting regarding lead-based paint requirements and other issues. It was very well received. BHA intends to continue such outreach efforts throughout 2001 and on-going.

By January 2000, BHA will submit a request to HUD for an increase in voucher payments so that BHA may increase Section 8 voucher payment standards. This will enable BHA to attract more landlords to the Section 8 program in non-impacted areas.

BHA is working with HUD Fort Worth to increase the payment standard to assist in providing

desegregative housing opportunities in Beaumont.

By January 2003, BHA will implement first-time homeownership program, which will increase participation from 49 to 100 homeowners.

BHA has developed a plan for the Homeownership Program and plans to submit this plan to HUD for approval this year. BHA currently has 54 participants in the homeownership program, 10 of which have already purchased homes.

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

BHA Goal: Provide an improved living environment

Objectives:

By January, 2003, BHA will achieve poverty deconcentration requirements by bringing higher income public housing households into lower income developments at BHA. BHA will increase the number of higher income households in public housing from 39 to 154; this will be a 20% increase over the next 3 years.

BHA has begun to implement measures to deconcentrate poverty by giving higher income families a preference on the waitlist

By January 2003, Housing Management will achieve income-mixing requirements in public housing by giving access to lower income families into higher income developments.

By June, 2001, BHA's Modernization division will install wrought iron fencing at Concord Homes. This will improve resident safety and security at this development.

BHA has installed wrought iron fencing at Concord Homes

By March 2000, BHA will designate Lucas Garden and Grand Pines (or sections of these developments) for occupancy by elderly residents only.

BHA has begun the application process for designation of Grand Pines and Lucas Gardens as elderly housing

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

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

Objectives:

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

BHA is in the process of reassessing the Resident Initiative programs and will implement improvements throughout 2001.

By 2002, Resident Initiatives will increase the number and percentage of employed persons in assisted

housing from 204 to 220, which will be an 8% increase.

BHA has established an agreement that creates unpaid work experience opportunities for TANF recipients in conjunction with the Texas Department of Human Services and other program partners.

By 2002, BHA will increase employability services to 50 additional residents. This will increase the numbers of residents receiving these services from 150 to 200, which is a 25% increase.

By 2002, Resident Initiatives will increase the number of independent disabled or elderly residents from 100 to 125, which is a 20% increase.

BHA's Resident Initiatives has begun to provide additional support service referrals to these residents in conjunction with program partners, including Department of Human Services, Shaffer's Hearing and Speech Center, and local hospitals.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

BHA has provided vouchers to Young v. Cuomo class members at exception rent amounts in order to improve housing choice in non-impacted areas of Jefferson County. The Authority has begun to work more closely with the ETFHSC to establish more desegregative housing opportunity and affirmatively further fair housing.

By June 2000, Admissions will undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.

BHA is working on new wait list procedures and tenant orientations to improve the fair housing.

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

BHA has appointed an ADA Coordinator to oversee the necessary modifications to the properties for accessibility. Five of the scattered site properties are being modified to comply with ADA.

COMMUNITY SERVICE POLICY STATEMENT

See attached policy.

PET POLICY SUMMARY

BHA implemented a pet policy which allows for domesticated animals, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes are now allowable at BHA properties. Common household pet does not include reptiles (except turtles).

The Authority will charge an additional "pet security deposit" in the amount of \$100.00 which must be paid by resident to cover additional costs that may be incurred attributed to the pet. (Exceptions made for fish gerbils and guinea pigs).

A one time non-refundable fee of \$150 will also be paid by pet owner to cover BHA's reasonable operating costs relating to the presence of a pet (exceptions made for fish, gerbils, and guinea pigs). This fee will not be charged to residents designated as elderly/handicapped.

Dogs and cats may be no larger than an anticipated size of 15-lbs. and/or 15 inches in height when full grown. All pets must be registered with BHA management office upon admission of the pet and/or pet owner and again annually (usually at annual re-exam). Pet owner must show proof of pet's a) annual rabies, parvo, and distemper boosters, cats should be vaccinated against feline leukemia b) provide information of an alternate care giver, should the owner not be available to care for pet and, c) certification of beings spayed or neutered or AKC registration.

No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" will include but not be limited to barking, howling, biting, scratching, chirping, and other activities of a disturbing nature. Should the management office receive complaints from three different neighboring resident households, or serious repeated complaints, management will order the removal of the pet. If the pet owner declines, delays, or refuses to remove the pet from the premises, the BHA will consider that a lease violation and may start eviction action.

Pets must be removed or restrained when there is a planned entry in to the unit by maintenance or management staff to perform routine or preventative tasks.

COMMUNITY SERVICES/ECONOMIC SELF SUFFICIENCY POLICY

BHA is implementing a community service/economic self-sufficiency requirement. Community Service is defined as the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities. Economic self-sufficiency are programs designed to encourage, assist, train or facilitate the economic independence of HUD-assisted families or to provide work for such families.

Every adult resident of public housing, other than those meeting exemptions listed below, will be required to perform eight hours of community service each month or participate in a self-sufficiency program at least eight hours each month.

The BHA will administer and monitor qualifying community service and economic self-sufficiency activities directly. All family members 18 years of age or older will be notified of the service requirements prior to admission and again at each re-exam interview.

Upon admissions, annual and/or interim re-exam the property manager will review the relevant documentation, including information received from the Texas Department of Human Services, and will (re)determine which family members are subject to the service requirement and which members are exempt. Acceptable activities include but are not limited to:

Community Service

- Volunteer with schools, libraries, museums, recreation department
- Work with youth sports activities or youth activities, such as Boys Club or Girl Scouts
- Attend or participate in resident council meetings
- Assist with structured school tutoring program or as a mentor
- Care for children of others performing service requirements
- Volunteer to work with elderly and disabled through a structured program
- Work with City or non-profit organizations

Self-Sufficiency

- Attendance of resident initiative department classes
- Attending Training and Consulting Services (TACS) sessions
- Participate in substance abuse or mental health treatment
- Attend workshops offered through TX Workforce Commission, job counseling, etc.
- Attend homeownership training
- Attend job training program
- Attend English proficiency program
- Attend educational facility

ADMISSIONS POLICY FOR DECONCENTRATION

In its assignment of units, BHA will, to the maximum extent feasible, avoid concentration of the most economically and socially deprived families in any one or all of its developments, in an attempt to achieve a broad range of incomes.

Applicants will be grouped according to the following categories based on income ranges:

- a) Group 1: Families with incomes between 0% and 30% of the area median income
- b) Group 2: Families with incomes between 31% and 80% of the area median income

As required by QHWRA, 40% of the families admitted during the fiscal year must be admitted from Group 1. To ensure that at any given time BHA has not fallen below the required 40 %, BHA will analyze its move-ins on a monthly basis. If a monthly analysis determines that BHA has admitted fewer than 40% from Group 1, BHA will institute a policy of admitting two applicants from Group 1 for every one applicant admitted from Group 2 until the 40% threshold is met. When the 40% requirement is achieved, the BHA will resume admitting families based on date and time of application. Any applicants passed over as a result of implementing this policy will be offered a unit in order of their placement on the waiting list.

In order to prevent or correct concentrations of the lowest income families in any one project or portion of project, the BHA may skip over a Group 1 family on the waiting list in order to house a Group 2 family with a higher income.

- A. Each vacant unit in any public housing development or in any other development affected by *Young vs. Cuomo* shall be placed in a vacancy pool consisting of units which are vacant and not the subject of an outstanding offer to another applicant. Units in the vacancy pool shall be sub-divided by unit size and type (elderly and barrier-free). Applicants on the waiting list shall be grouped in accordance with the unit size required. The applicant with the earliest application date shall be offered an appropriately sized unit of their choice from the vacancy pool in the development site where the applicant's race does not predominate. The non-elderly applicant with the earliest application date shall be offered an appropriately sized unit of their choice from the vacancy pool. (Project sites where less than 75 percent (75%) of the units are occupied by families of the same race as the applicant are considered developments where the applicant's race does not predominate.)

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 126,686.00
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____
R X _____
- C. FFY in which funding is requested 2002 _____
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

In its sixth year of funding, the Beaumont Housing Authority continues to focus primarily on the elimination of drug use and drug related crime activities. As a means to this end, BHA and its public housing residents have been actively engaged with the local police, local school district, Texas Workforce Commission, Job Force, Delta Career Institute, Lamar University, Department of Human Services, TACS and private businesses in setting up and implementing the following programs:

- security patrols and personnel
- continuing and higher education program
- computer-based learning center
- on-site job training program
- substance abuse referrals and support groups
- youth educational programs
- training sessions in parenting skills and family self sufficiency

With proper program coordination and effective participation of residents BHA seeks to create:

- an integrated community in which drug-related crimes will decrease and families feel more secure

- a better prepared and trained population ready to access and engage in productive economic, social, and social endeavors
- a proactive and supportive community environment

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Magnolia Gardens	195	574
Concord	150	64
Lucas Gardens	56	62
Tracewood 1 & 2	77	202

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months X 18 Months _____ 24
Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extension s or Waivers	Anticipate d Completi on Date
FY 1995	249,616		-0-	----	----
FY 1996	246,756		-0-	----	----
FY 1997	179,480	TX21DEP0230197	-0-	----	----
FY1998	170,400	TX21DEP0230198	-0-	----	----

FY 1999	126,686	TX21DEP0230199	-0-	----	----
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Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

BHA's goals and objectives include the reduction of crime and violence by 50 percent, the preservation of the computer learning center, and the ability to continue providing security to residents. In order to monitor and evaluate PHDEP-funded activities, BHA will track and review the number of participants involved in all PHDEP-funded activities. In addition, BHA will obtain participants' feedback and assessment of the programs on a continuous basis. BHA will also ascertain the level of security of the sites through the analysis of security data reports.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	19,686
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	17,500
9170 - Drug Intervention	85,000
9180 - Drug Treatment	
9190 - Other Program Costs	4,500
TOTAL PHDEP FUNDING	126,686.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicator
1.							
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$19,686.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicator
1. Hire security officers			1/2002	12/2002	\$19,686	-0-	
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicator
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$17,500.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1. Drug Prevention staff person		902	1/2002	12/2002	17,500	-0-	
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$85,000.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicator

						/Source)	
1. Computer-Based Learning		902	1/2002	12/2002	85,000	-0-	
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicator
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By	Total PHDEP Funding Expended (sum of the	50% Obligation of Total Grant Funds by	Total PHDEP Funding Obligated (sum of the
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	Activity #	activities)	Activity #	activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”