

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

---

# PHA Plans

5 Year Plan for Federal Fiscal Years 2010- 2014

**(GHA FY 2011 – 2015)**

Annual and Capital Fund Plan for FFY 2010

**(GHA FY 2011)**

**PHA Plan  
Agency Identification**

**PHA Name: Galveston Housing Authority**

**PHA Number: TX017**

**PHA Fiscal Year Beginning: (07/1/2010)**

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: **990 (410) \***

Number of S8 units: **1261 (1231) \*\***

\*The total number of units pre-Ike versus post-Ike

\*\* The number of vouchers allocated versus the number of vouchers expended

**Public Access to Information**

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

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

**Display Locations for PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN FOR FFY 2010 – FFY 2014**

**GHA FISCAL YEARS 2011 – 2015**

[24 CFR Part 903.5]

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

## **A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The GHA's mission is: **Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low to moderate income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life of all persons of low to moderate income in the community.**

## **B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing**  
Objectives:
- Apply for additional rental vouchers:  
If they become available during 2010-2014
  - Reduce public housing vacancies in AMP 2 to 3% by June 30, 2010. (AMP 1 and 89% of AMP 3 are closed due to damages sustained because of Hurricane Ike).
  - Reduce the number of turnaround days to score an "A" or better on PHAS during FY 2010-2014.
  - Acquire or build units or developments: GHA plans to redevelop 569 housing units damaged by Hurricane Ike.
  - Apply for HCV relocation vouchers.
  - Apply for Hope VI
  - Other: Finalize Housing Replacement Fund Plan by 6/30/2011  
Make necessary application to HUD to receive RHF funds for Palm Terrace to GHA upon completion of RHF Plan Submission and any other submissions during the next 5 years.
  - Use project based vouchers to expand supply of affordable housing

**PHA Goal: Improve the quality of assisted housing**

Objectives:

- Improve public housing management (PHAS score).  
**Attain 90 or above during FY 2010 to 2014.**
- Improve voucher management (SEMAP score).  
**Attain 90 or above on SEMAP in years FY 2010-2014.**

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

Increase customer satisfaction **FY 2010 - 2014.**

1. Hold at least one board meeting per year at each open Public Housing site to better inform residents of GHA's ongoing business activities.
2. AMP Managers will attend three resident council meetings per year, or other social functions collectively, to interact with residents and/or discuss issues pertinent to their respective areas of responsibilities. In addition, the department heads will attend other Resident Council meetings as requested by Resident Council President or GHA's Executive Director
3. Hold customer service training for GHA employees for who interact with the public.
4. Produce quarterly newsletter to residents.
5. Continue to Improve Quality Assurance Program for service call customer satisfaction.
6. Outreach to residents for greater participation in ICC and on site learning center through Resident Services fairs at complexes once housing units are online again.
7. Provide assistance to Resident Councils regarding use of PH operating funds

during FY 2010-2014.

online again.

Computer centers.

10. Publish senior's newsletters (bilingual) on a monthly basis.

Supervisor, Maintenance Director, and Resident Council Representatives.

12. Conduct Annual meeting for the Resident Councils during 1<sup>st</sup> half of the year.

13. Work with local service providers to identify resources for victims of

"Violence Against Women" (VAWA 2005)

Concentrate on efforts to improve specific management functions: (i.e., Public Housing finance; voucher unit inspections)

1. Finance training for finance department staff.
2. Require Housing Management Certification for all Asset Managers and assistants by the one year anniversary from date of hire.
3. Obtain Advanced Housing Quality Standards certification for Section 8 Inspectors by 6/30/2015.
4. Obtain UPCS certifications for all AMP Managers by 06/30/15

Renovate or modernize public housing units.

1. Meet all obligation and expenditure deadlines in 5 Year Modernization Plan.
2. Modernize Gulf Breeze apartments.
3. Modernize units by making them energy efficient.

Provide replacement public housing for units damaged by Hurricane Ike.

Provide replacement vouchers

1. Apply for Replacement Vouchers.

Other:

**PHA Goal: Increase assisted housing choices**

Objectives:

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

- Provide voucher mobility counseling.  
Maintain mobility counseling as a part of Section 8 briefings to make clients aware of choices in housing
- Conduct outreach efforts to potential voucher landlords
  1. Conduct outreach efforts through membership in Galveston County Apartment Association and Galveston Association of Realtors for Section 8 and Public Housing staff on a continuing basis.
- Implement 80 homeownership vouchers by 6/30/2013, 20 homes during 2010, 2011 and 2012. This will be a difficult task because of the economic impact of Hurricane Ike on Galveston, Texas.
- Implement public housing or other homeownership programs.
- Implement public housing site based waiting lists.
- Convert public housing to vouchers:
- Other: (list below)
  - Conduct two landlord receptions each year during March and November during the FY 2010-2014.
  - Weekly landlord receptions for those participating in DHAP due to Hurricane Ike.
  - Use project based vouchers to offer more assisted housing choices.
  - Implement a Lease-Purchase homeownership program.

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

**PHA Goal: Provide an improved living environment**

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
- Construct 179 scattered site units in non-poverty impacted areas of the city as a part of GHA's rebuilding process.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- Other: (list below)
  1. Improve curb appeal of all complexes.
  2. Continue to allocate 10 project-based vouchers for usage for victims of domestic violence. (Violence Against Women and Justice Department Reauthorization Act of 2005)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families.

- Provide or attract supportive services to improve assistance recipients' employability:
  1. Partner with Galveston College, College of the Mainland, and University of Texas Medical Branch (UTMB) to expand opportunities to enhance resident educational skills during FY 2010-2014.
  2. Continue relationship with the Workforce Solutions employees to seek opportunities for educational and employment for residents with referrals from GHA's Resident Services Department during FY2010-2014.
  3. Continue to partner with UTMB for Public Housing and Section 8 Family Self- Sufficiency programming for the "Pathways to Success Program".
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  1. Contact Galveston county Health Services or UTMB to establish clinic at Gulf Breeze.
- Other: (list below)
  1. Continue the Family Self-Sufficiency Program for Section 8 for 50 Section 8 participants or as HUD limits the number. GHA is working towards this goal but anticipates challenges do to negative impact of Hurricane Ike.
  2. Continue Section 8 and Public Housing Homeownership Programs. GHA is working towards this goal but anticipates challenges due to negative impact of Hurricane Ike. GHA has requested a waiver and two year extension for the completions of the ROSS Homeownership Grant Program.
  3. Establish Neighborhood Network Center for Cedar Terrace once units are back online. GHA has requested a waiver and two year extension for the completion of its HUD funded programming and work plans for the Neighborhood Network Center program due to damage from Hurricane Ike.
  4. Implement Section 3 program.

**HUD Strategic Goal: Ensure equal opportunity in housing for all Americans**

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing.**

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Other:
  1. On a quarterly basis, GHA will contact interested landlords and Section 8 HCV waiting list individuals to try to bring applicants units that are located in the non-minority impacted areas of the city.
  2. Each employee signs Equal Opportunity Non-Discrimination Statement at the time employee orientation.

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

1. Address 99% of Exigent Health and Safety deficiencies of REAC inspections within 24-hour notice period.
2. Maintain at least 97% reporting rate of PIC submissions during 2010 – 2015.
3. Maintain HCV utilization (by Available Budget Authority) 90% or better during FYS 2010-2015
4. Complete GHA website development by 7/31/2010.
5. Decrease “0” income reporting families by 30% compared to start of the fiscal year by 12/31/11.
6. Explore opportunities to expand housing opportunities due to damage from Hurricane Ike and apply for tax credits.
7. Develop Owner brochure with current updates and changes by 12/31/11.
8. Assist 50% of HCV moves to areas of low minority concentration by 6/30/11.
9. Develop a fraud task force to identify fraud cases.
10. Encourage 75% of landlords to use direct deposit.
11. Maintain and update employee manual annually.
12. Establish and maintain just-in-time (real time) materials procurement to meet maintenance, to reduce storage costs.
13. Implement income tiers to promote income mixing and deconcentrate poverty.
14. Implement Section 3 program.
15. Offer professional trainings for staff.
16. Implement scattered site development as a strategy to address blight and stabilize neighborhoods.

**Annual Plan FFY 2010  
For PHA Fiscal Year 2011**

[24 CFR Part 903.7]

**i Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**(Attachment Filename: tx017a10)**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

<b>Annual Plan</b>	<b>Page #</b>
Executive Summary of the Annual PHA Plan	8
Annual Plan Table of Contents	9
1. Housing Needs	13
2. Financial Resources	29
3. Policies on Eligibility, Selection and Admissions	30
4. Rent Determination Policies	37
5. Operations and Management Policies	41
6. Grievance Procedures	42
7. Capital Improvement Needs	43
8. Demolition and Disposition	44
9. Designation of Housing	49
10. Conversions of Public Housing	50
11. Homeownership	52
12. Community Service Programs	53
13. Crime and Safety	56
14. Pet Policy	57
15. Civil Rights Certifications (included with PHA Plan Certifications)	57
16. Audit	57
17. Asset Management	58
18. Other Information	58
19. Definition of Substantial Deviation	60

#### **1.1. Attachments**

**1.1.** Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration
- GHA FY 2010 Capital Fund Program Annual Statement  
(Attachment Filename: **tx017b10**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Admissions Policy for Deconcentration (Attachment Filename: **tx017p10**)
- List of Resident Advisory Board Members (Attachment Filename: **tx017m10**)
- List of Resident Board Members (Attachment Filename: **tx017l10**)
- Community Service Description of Implementation
- Information on Pet Policy (Attachment Filename: **tx017n10**)
- Section 8 Homeownership Capacity Statement, if applicable (Attachment Filename: **tx017o10**)
- Description of Homeownership Programs, if applicable
- Statement of Progress in Meeting Five Year Plan (Attachment Filename: **tx017c10**)

Optional Attachments:

- PHA Management Organizational Chart (**Attachment Filename: tx017j10**)
- FFY 2011-2015 Capital Fund Program 5-Year Action Plan (**Attachment Filename: tx017d10**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (**Attachment Filename: tx017k10**)
- Other (List below, providing each attachment name)  
Annual Audit (**Attachment Filename: tx017i10**)

**1.1. Supporting Documents Available for Review**

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

<b>1.1.3.1.List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>1.1. Supporting Document</b>	<b>Applicable Plan Component</b>
X Tab 6	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X Tab 7	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X Tab 8	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. Fair Housing Documentation Continued.	5 Year and Annual Plans a. Consent Decree b. Census Block Map c. Section 8 Concentration Statistics.
X Tab 9	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 a. City of Galveston’s Consolidated Plan 2005 b. Analysis of Impediments 2006
X Tab 10	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources; FY 2010 Operating Budget

X Tab 11a	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 Tab 11b	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X Tab 11a (ACOP)	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis *Contained in ACOP	Annual Plan: Eligibility, Selection, and Admissions Policies
X 11a	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X 11a	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X Tab 11b	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X Tab 12	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 Tab 13a	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X Tab 13b	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X Tab 14	The latest Capital Fund/Comprehensive Grant Program Plan 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

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

X Tab 14	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	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
X	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
X	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 Tab 8b	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X Tab 11a	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X Tab 15	Any cooperative agreement between the PHA and the TANF agency (GHA and Gulf Coast Career Centers)	Annual Plan: Community Service & Self-Sufficiency
X Tab 15b	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X Tab 15f	Elderly Services Coordinator Grant Program Report, 06/30/2009 period ending	Annual Plan: Community Service & Self-Sufficiency
X Tab 16	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: 2008 Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

X Tab 17	Other supporting documents (optional) (list individually; use as many lines as necessary)	a. GHA Management Organizational Chart <b>(tx017j01)</b>
X Tab 17d	Supporting Documents continued	a. RAB comments <b>(tx017k01)</b> c. Goals and Objectives d. Appendix -Blood Borne Disease Policy -Capitalization Policy -Check Signing Policy -Criminal Records Management Policy -Disposition Policy -Drug Free Policy -Ethics Policy -Facilities Use Policy -Funds Transfer Policy -Hazardous Materials Policy -Investment Policy -Maintenance Policy -Natural Disaster Policy -Pest Control Policy -Procurement Policy -Public Housing Lease (tx017p01)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

### **Pre-Ike Housing Needs**

The need for public and other subsidized housing pre-dates the onset of devastation from Hurricane Ike. According to the Census Bureau’s American Community Survey’s (ACS) 2006-2008 average, there were 52,821 residents in 22,695 households on Galveston Island. Prior to Ike striking the Island, the Galveston Housing Authority operated 990\* units of public housing—356 units in the two high rise complexes for the elderly, 34 scattered site, 20 duplexes for the elderly and 569 in the four family complexes destroyed by the storm. GHA also administered 1,213 Section 8 Housing Choice Vouchers, with 697 of the households living on the Island and 516 living on the Mainland. Based on 2006-2008 ACS data, prior to Ike, there were 12,704 households renting their homes and for those rental units for which income data were available, 9,990 earned total household incomes of less than 80% of the area’s overall median income, with 4,940 of these households earning less than \$20,000 per year. The table below shows the number of households eligible for public housing or housing choice vouchers based on the income criteria alone. Also included are the household counts for those paying more than 30% of their income on rent and those having other housing problems, including

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

overcrowding, lacking sufficient plumbing and/or lacking proper kitchen facilities.

*\*One unit was not available for residential use and ten units were destroyed in a fire.*

Extracting those households who were already receiving assistance from Galveston Housing Authority we can estimate that approximately 8,314 households in 2008 were eligible based solely on income and housing need.

**Table 1 – 2008 Estimates of Renter Households Below 80% of Median Household Income and Having a Housing Cost Burden And/or Other Housing Problems\***

<b>Income Ranges for Average Sized Household (HUD Income Limits for 2007)</b>	<b>Estimated Number of 2008 Renter Households</b>	<b>Estimated Number of Renter Households Paying 30% or More on Rent</b>	<b>Estimated Number of Renter Households Paying 30%+ and Having Other Housing Problems</b>
\$0-\$19,999	4,940	3,924	4,176
\$20,000-\$34,999	2,736	1,545	1,733
\$35,000-\$49,999	2,314	313	350
Total Renter Households Eligible for Assistance (including those receiving public housing or HCVs)	9,990	5,813	6,259
Total Renter Households in Galveston	12,704	5,856	6,312
Percent of Eligible Renter Households	78.64%	99.27%	99.16%

*\*Sources: Census ACS 2006-2008, Major income categories falling under 2009 low-moderate income ranges (80% of median) HUD 2000 Comprehensive Housing Affordability Strategy (CHAS) data and City of Galveston 5-Year Consolidated Plan*

<sup>1</sup> The 2007 Median Household Income for the Galveston area was \$57,200, making 80% of median \$45,700. Federal income limits for public housing are based on household size and in 2007 ranged from \$24,150 for a single-person household to \$64,400 for a household with 8 or more family members.

## **Post-Ike Rental Housing**

The City of Galveston has produced a series of maps showing the level of damage for each property. These damage assessment maps show that the vast majority of the structures that were destroyed or had substantial damage were located north of Broadway. These maps may be viewed on-line at: [http://recoverygalveston.org/Damage\\_Assessment\\_Maps.asp](http://recoverygalveston.org/Damage_Assessment_Maps.asp). The City of Galveston's Property Analysis Report analyzed the damage based on land use and ownership as reported by the Galveston County Appraisal District. Of those parcels substantially damaged or destroyed, only 469 were residential with homestead exemptions, indicating that they are owner-occupied. The study did not indicate the land use for the other parcels. However, the study did note that the majority of the damage was sustained in areas of not only the highest concentration of non-tourist rental properties

but also of the disadvantaged island population. This indicates that those least able to find alternative housing on the Island or elsewhere were living in the area where housing was the most severely damaged or destroyed. In comparing apartment rents per goSection8.com, it appears that the owners of units that sustained little damage have been able to significantly raise their rents due to the very limited supply of quality rental housing available post-Ike.

In summary, results of post-Ike analysis suggest that the need for affordable and safe housing for the disadvantaged has increased dramatically since the ACS data of 2005-2007. There are 2,359 additional households on the waiting list with the Galveston Housing Authority in addition to another 4,740 who were income-eligible for public housing and living in rental housing with some level of housing problems pre-Ike.

### **Statistics from DHAP – Ike**

The Disaster Housing Assistance Program – Ike (DHAP-Ike) is a U.S. Department of Housing and Urban Development (HUD) – Federal Emergency Management Agency (FEMA) initiative to provide monthly Rental Assistance, and Case Management Services, for families displaced from their homes by Hurricanes Ike and Gustav. To date, the Galveston Housing Authority (GHA) has been assigned approximately 7,000 families to manage since the inception of the DHAP-Ike, which commenced November 1, 2008. The GHA is currently providing Rental Housing and Case Management Assistance to approximately 2,000 families.

As the May 2010 sunset date of the Disaster Housing Assistance Program-Ike quickly approaches, the need for affordable housing on the island is greater than ever before. At the end of the DHAP-Ike, the GHA anticipates that we will have in excess of 1,500 (or 75%) of families in need of sustained affordable housing assistance. This number is comprised DHAP-Ike Participant families classified in Tiers 3 and 4. Of the approximately 1,500 families that will be in need of sustained housing assistance, 446 are elderly and/or disabled. Additionally, 909 of the approximately 1,500 families that will be in need of sustained housing assistance after the DHAP-Ike is scheduled to end are employed. Thus evidencing that even with the wages earned in the household, the family is still not financially able to obtain permanent sustained housing without federal assistance and whose housing costs exceed more than 30% of their monthly income.

Hurricane Ike damaged all four family Public Housing developments owned and operated by the Galveston Housing Authority. The permanent destruction of these four family developments resulted in the displacement of 569 Public Housing families. Of the 569 displaced Public Housing families, 324 are currently participating on the DHAP-Ike.

In addition to the large number of DHAP-Ike Participant families, the GHA currently has 1,513 and 1,114 applicants on the Low Income Public Housing and Section 8 Housing Choice Voucher Program

Waiting Lists, respectively. Of the LIPH and S-8 HCV Waiting Lists, 1,011 and 423 applicants live on the Island.

The GHA estimates that there are probably an even larger number of Galveston area families that could potentially be eligible for some form of federal rental housing assistance. However, due to the immigration status of the Head of Household, the family opted not to participate in the DHAP-Ike thinking they would be ineligible to participate in the Disaster Housing Assistance Program – Ike.

Statistical data suggests that many Galvestonians will still be in need of housing assistance once DHAP-Ike ends in May 2010. The Galveston Housing Authority and the City of Galveston, working together with U. S. Department of Housing and Urban Development, can address the affordable housing crisis facing Galveston, Texas.

Name of Jurisdiction: <b>Galveston (CDBG), Texas</b>		Source of Data: CHAS Data Book 2000				<b>Table – Comprehensive Housing Affordability Strategy – All Households of Galveston Con Plan</b>					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households  (A)	Small Related (2 to 4)  (B)	Large Related (5 or more)  (C)	All Other Households  (D)	Total Renters  (E)	Elderly 1 & 2 member households  (F)	Small Related (2 to 4)  (G)	Large Related (5 or more)  (H)	All Other Households  (I)	Total Owners  (J)	
<b>1. Household Income &lt;=50% MFI</b>	1,339	2,225	599	2,309	6,472	1,188	472	149	374	2,183	8,655
<b>2. Household Income &lt;=30% MFI</b>	898	1,359	340	1,510	4,107	584	210	65	230	1,089	5,196
3. % with any housing problems	69.2	72.8	91.2	72.1	73.2	67.6	70.5	75.4	70.9	69.3	72.4
4. % Cost Burden >30%	66.9	66.1	71.2	70.4	68.3	67	70.5	46.2	66.5	66.3	67.9
5. % Cost Burden >50%	44.7	47.9	42.4	62.1	52	44.5	62.9	15.4	44.3	46.3	50.8
<b>6. Household Income &gt;30% to &lt;=50% MFI</b>	441	866	259	799	2,365	604	262	84	144	1,094	3,459
7. % with any housing problems	78.7	65.6	79.2	82.5	75.2	38.4	53.1	64.3	52.8	45.8	65.9
8. % Cost Burden >30%	76.4	59.9	44	81.2	68.5	38.4	51.5	45.2	52.8	44	60.7
9. % Cost Burden >50%	22.2	15.4	13.1	23	19	15.1	16	21.4	29.2	17.6	18.6
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	227	1,094	207	1,039	2,567	625	765	282	226	1,898	4,465
11. % with any housing problems	33.5	33.4	56	28.6	33.3	10.6	40.3	46.8	38.1	31.2	32.4
12. % Cost Burden >30%	33.5	20	5.8	23.1	21.3	10.6	35.3	7.1	38.1	23.3	22.2
13. % Cost Burden >50%	6.6	0.7	0	0.4	1.1	4.8	6	0	9.7	5.2	2.8
<b>14. Household Income &gt;80% MFI</b>	376	1,751	144	1,749	4,020	1,575	2,811	449	901	5,736	9,756
15. % with any housing problems	16	8.3	46.5	6.6	9.7	5.6	7.6	23.2	13.9	9.2	9.4
16. % Cost Burden >30%	13.3	1.4	0	2.7	3	5.3	6	1.8	13.4	6.7	5.2
17. % Cost Burden >50%	5.3	0	0	0	0.5	1.9	1.6	0	3.9	1.9	1.3
<b>18. Total Households</b>	1,942	5,070	950	5,097	13,059	3,388	4,048	880	1,501	9,817	22,876
19. % with any housing problems	56.8	40.8	73.5	42.4	46.2	23.1	20	38.5	30	24.2	36.8
20. % Cost Burden >30	54.8	32.7	38.7	39.2	39	22.8	17.9	10.9	29	20.7	31.1
21. % Cost Burden >50	27.5	15.6	18.7	22.1	20.1	12.1	6.6	3.2	13.4	9.2	15.5

**5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)**

**Table – Housing Affordability Mismatch – All Households**

Name of Jurisdiction:		Source of Data:				Data Current as of:			
Galveston(CDBG), Texas		CHAS Data Book				2000			
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1	2	3+	Total	0-1	2	3+	Total	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
<b>1. Rent &lt;=30%</b>					<b>Value &lt;=30%</b>				
# occupied units	1,105	898	596	2,599		N/A	N/A	N/A	N/A
% occupants <=30%	71.9	60.7	53.4	63.8		N/A	N/A	N/A	N/A
% built before 1970	73.9	82.1	85.7	79.5		N/A	N/A	N/A	N/A
% some problem	48.3	30.6	32.6	38.6		N/A	N/A	N/A	N/A
# vacant for rent	183	256	101	540	# vacant for sale	N/A	N/A	N/A	N/A
<b>2. Rent &gt;30% to &lt;=50%</b>					<b>Value &lt;=50%</b>				
# occupied units	2,162	1,588	496	4,246		574	2,199	2,699	5,472
% occupants <=50%	59.1	48.9	66.7	56.2		44.6	37.3	23.4	31.2
% built before 1970	71	75.9	83.7	74.3		72.6	88.3	85.1	85.1
% some problem	57.1	42.4	57.9	51.7		14.5	12.6	7.2	10.1
# vacant for rent	428	405	96	929	# vacant for sale	42	72	53	167
<b>3. Rent &gt;50% to &lt;=80%</b>					<b>Value &gt;50% to &lt;=80%</b>				
# occupied units	2,753	2,379	616	5,748		118	619	1,729	2,466
% occupants <=80%	64.8	51.7	47.6	57.6		62.7	43.6	27.1	33
% built before 1970	28.3	44.1	71.8	39.5		89.8	81.6	67	71.8
% some problem	49.6	41	40.3	45		33.1	10.8	8.4	10.2
# vacant for rent	425	475	24	924	# vacant for sale	8	20	36	64
<b>4. Rent &gt;80%</b>					<b>Value &gt;80%</b>				
# occupied units	355	267	104	726		95	472	1,396	1,963
# vacant for rent	22	39	65	126	# vacant for sale	4	20	57	81

- **569 units of public housing were damaged by Hurricane Ike.**

The following is a summary of the housing and household (occupied housing) findings for Galveston. The data was selected from various sources that include the U.S. Census Bureau, the American Community Survey 2006-2008, and Realestate.com.

- The housing unit count was **29,651 down from 30,017 units in 2000.**
- The household (occupied housing unit) count was **21,654 down from 23,842** in 2000.
- In 2000, 43.8% of the households were owner-occupied, up from 43.6% in 2000. In 2000, the remaining 56.2% of the occupied units (households) were renter-occupied down from 56.4%.

- In 2000, **79.8% of renters and 44.3%** of owners were very low-, low- or moderate-income, up from 69.2% and 41.6% respectively. According to the 1990 U.S. Census, these figures were 75.67% and 46.2%.
- 27.0% of units were vacant, up from 20.6% in 2000. In 2000, 23.8% of the vacant units were being used for seasonal or recreational use, while 36.4% were for such uses in 2000.
- Based on the Westat's report and sample data entitled *National Survey of Lead and Allergens in Housing* applied to Galveston's total household counts from the 2006 – 2008 ACS, there were approximately 9,867 occupied units with lead-based paint and 4,898 with lead-based paint hazards, defined as deteriorated paint.
- The 2006-2008 ACS average persons per household was 2.2, down from 2.3 in 2000, with 2,364 living in group quarters, up from 1,850 persons in 1990.\* However using statistics from the Galveston County Homeless Coalition, it is estimated that there are between 800 and 1,800 homeless living within the City of Galveston.
- According to realestate.com, there are currently only 63 houses and 100 condominiums for sale under \$100,000 in Galveston with another 113 houses and 62 condominiums for sale between \$100,000 and \$149,999.

*\*Please note that Group Quarter Demographics are not available for ACS, only for decennial*

*Census.*

	Number of Households (A)	Number of Total units (occupied & vacant) (B)	Number leased/owned by higher income (C)	Number leased/owned by or available to income (D=B-C)	Gap (Households - Available Units) (E=D-A)	Number of Units with Problems (F)	Gap (Households - Available Sound Units) (E-F)
<b>Rental Units</b>							
Very Low Income (<= 30% Median)	4,107	3,139	940	2,199	-1,908	1,212	-3,120
Low-Income (>30% & <=50% Median)	2,365	5,175	1,860	3,315	950	2,499	-1,549
Moderate-Income (>50% & <=80% Median)	2,567	6,672	2,437	4,235	1,668	3,670	-2,002
Total Rental	9,039	14,986	5,237	9,749	710	7,381	-6,671
<b>Owner Units</b>							
Very Low Income (<= 30% Median)	1,089	0	0	0	-1,089	0	-1,089
Low-Income (>30% & <=50% Median)	1,094	5,639	3,765	1,874	780	569	211
Moderate-Income (>50% & <=80% Median)	1,898	2,530	1,652	878	-1,020	258	-1,278
Total Owner	4,081	8,169	5,417	2,752	-1,329	827	-2,156

**The City of Galveston** has developed a number of strategies/objectives within six priorities for addressing the specific housing issues in Galveston. The priorities are:

- To provide and expand the supply of safe, decent and affordable housing through the rehabilitation of existing residential property;
- To provide and expand homeownership opportunities for low- and moderate-income homebuyers;
- To provide and expand the supply of safe, decent and affordable housing through the development of new residential property;
- To reduce the number of housing units containing lead based paint;
- To expand the number of housing subsidies throughout Galveston;
- To expand the supply of safe, decent, and affordable rental housing for extremely low-, very low-, and low-income persons; and
- To identify and eliminate barriers to affordable housing and impediments to fair housing.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability *	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5196	5	5	5	5	5	5
Income >30% but <=50% of AMI	3459	5	4	4	5	5	5
Income >50% but <80% of AMI	4465	3	3	3	3	5	3
Elderly	1942	5	5	5	5	5	5
Families with Disabilities	2345	5	5	5	5	5	5
White/Non Hispanic or Latino	5,850	5	5	5	5	5	5
African American	4019	5	5	5	5	5	5
Hispanic or Latino	2725	5	5	5	5	5	5
Native American	39	5	5	5	5	5	5
Asian	580	5	5	5	5	5	5

SOCDS CHAS DATA: Housing Problems Output for all Households

**Legend:**

**Severity of Need Matrix**

Number	Description	*Measurement
1	Little Need	Trace of population paying >30% of income for rent.
2	Moderate Need	10% to 15% of population paying >30% of income for rent
3	Need	16% to 20% of population paying >30% of income for rent
4	Moderate Extreme Need	21% to 20% of the population paying >30% of income for rent
5	Extreme Need	>30% of the population paying > 30% of income for rent

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

- Consolidated Plan of the Jurisdiction/s Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data Indicate year: N/A
- Other housing market study Indicate year:
- Other sources: (list and indicate year of information)

- A. State of Texas Low Income Plan of 2006.
- B. Demand analysis for proposed HOPE VI revitalization program at Palm Terrace Homes (prepared in January 2000 by Barton Smith, Economist at the University of Houston and Everett Crawford, Crawford Realty Advisors)
- C. The City of Galveston 2006 Analysis of Impediments to Housing Choice
- D. Statistical data from GHA’s Section 8 and public housing waiting list

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 Tenant-Based Assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or Sub-jurisdictional Waiting List (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1513		248
Extremely low income <=30% AMI	1363	90%	
Very low income (>30% but <=50% AMI)	126	8%	
Low income (>50% but <80% AMI)	22	1.00%	
Families with children	532	35%	
Elderly families*	4	0	
Families with Disabilities	89	6%	
Race/ethnicity 1. White	621	41.04%	
Race/ethnicity 2. Black	826	54.59%	
Race/ethnicity 3. Am/Ind/	24	1.59%	
Race/ethnicity 4. Am/Asian	5	0.33%	
Characteristics by BR Size (Public Housing Only)			

	# of families	% of total families	Annual Turnover
1 BR	836	55.25%	
2 BR	473	31.26%	
3 BR	155	10.24%	
4 BR	41	2.71%	
5 BR	8	.53%	
5+ BR	0	0	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 40px;">1.1.4.1.1.1.2. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? NA</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? NA</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1114		
Extremely low income <=30% AMI	1031	93%	
Very low income (>30% but <=50% AMI)	71	6%	
Low income (>50% but <80% AMI)	10	1%	
Families with children	295	27%	
Elderly families	2	0%	
Families with Disabilities	43	4%	
Race/ethnicity 1. White	215	19.30%	
Race/ethnicity 2. Black	872	78.28%	
Race/ethnicity 3. Am/Ind	4	.36%	
Race/ethnicity 4. Am/Asian	2	.18%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
<b>1.1.4.1.1.3. How long has it been closed (# of months)? Months (9-05-08)</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input checked="" type="checkbox"/>			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off line.
- Reduce turnover time for vacated public housing units to a score of "B" or better on PHAS by June 30, 2011.
- Reduce time to renovate Public Housing units.
- Seek replacement of Public Housing units lost to the inventory through Replacement Housing Funding.
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Other (list below)

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

Select all that apply

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the plans to create assisted living facility with partnership with UTMB in using Housing Replacement Funding and other private financing.
- Pursue housing resources other than Public Housing or Section 8 Tenant-Based assistance. (i.e., CDBG, HOME). Apply in 2010 for funding 7 more Home Ownership homes at the OAKS
- Other: (list below)
  - Use project based vouchers to expand supply of affordable housing.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in Public Housing.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in Tenant-Based Section 8 Assistance.

- Employ admissions preferences aimed at families with economic hardships.
- Adopt rent policies to support and encourage work.
- Other: (list below)

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

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

Select all that apply

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

**1.1. Need: Specific Family Types: The elderly**

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

Select all that apply

- Apply for special purpose vouchers targeted to the elderly, should they become available
- Rebuild units on Palm Terrace site and designate for elderly.

**1.1. Need: Specific Family Types: Families with disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

**1.1.**

1.1.  Seek designation of public housing for families with disabilities.

1.1.  **Apply for special-purpose vouchers targeted to families with disabilities, should they become available**

Affirmatively market to local non-profit agencies that assist families with disabilities

Other: (list below)

Note: GHA works with Homeless Coalition Advocates whose members include representatives for disabled.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

## Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units at the time initial orientation to Section 8 program.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations.
- Other: (list below)  
Continue to analyze the impact of higher payment standards for non-minority impacted census tracks.

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

#### (2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## 1.2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1 Federal Grants</b>		
a Public Housing Operations Fund	2,508,260	
b Public Housing Capital Fund	1,569,490	
c Housing Replacement Grants	2,581,861	
d ARRA Capitol Grants	2,676,038	
e Annual Contributions for Section 8 Tenant Based Assistance	10,710,000	
f Contributions for DHAP Program	24,000,000	
g Resident Opportunity and Self-Sufficiency Grants	500,000	
<b>Other Federal grants (list Below)</b>		
1 Elderly Service Coordinator	54,000	<i>Services for Elderly and Disabled</i>
2 Prior Year Federal Grants (unobligated funds only, list below)		
05,06,07,08,09		
3 Replacement Housing Funds	2,581,861	<i>Oaks IV Elderly Units Replacement Housing Units</i>
GRACE Funds	1,000,000	
4 Public Housing Dwelling Rental Inc.	936,618	<i>P H Operations</i>
<b>Other Income (list below)</b>		
1 Investment Earnings	340,000	<i>P H Operations</i>
2 ICC Operations	210,000	<i>ICC Operations</i>
Other Rental, Fees	75,000	<i>P H Operations</i>
<b>Non-Federal Sources (list below)</b>		
1 Insurance Reimbursements	17,500,000	<i>Rebuild/Repair Housing Units</i>
<b>Total Resources</b>	<b>67,243,128</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer Public Housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (100).
- When families are within a certain time of being offered a unit: (3 Months).
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) History of disturbances

**Registered Sex Offender**

**Convicted of drug charge in conjunction with Methamphetamine distribution or production.**

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

##### **(2) Waiting List Organization**

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? One to Two lists.

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

### **(3) Assignment**

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

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

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to Public Housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below).
- Emergencies
  - Over housed
  - Under housed
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)
  - Other: (list below) To meet deconcentration goals
- c. Preferences
1.  Yes  No: Has the PHA established preferences for admission to Public Housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (1)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting) (1)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

- Other preference(s) (list below)
  1. Elderly
  2. Handicapped/Disabled

4. Relationship of preferences to income targeting requirements:

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

**1.2. (5) Occupancy**

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

- The PHA resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials
- Other source (list)
  - GHA Newsletter
  - Development Site and Administration Bulletin Boards
  - Website-www.ghatx.org

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?  
If need is indicated by local records.

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)  
If need is indicated by local records.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

1. Share if they have been previously terminated from the program
2. Share the previous place of residence of the potential tenant

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the Section 8 Tenant-based

b. Assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 Tenant-based Assistance? (select all that apply)

PHA main administrative office

Other (list below)

## **(3) Search Time**

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

If yes, state circumstances below:

1. Head of household becomes ill.
2. Family member becomes ill.
3. Family emergency
4. Unusually large bedroom size

## **(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans' families (1)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (1)
- Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

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

Victims of reprisals or hate crimes

Other preference(s) (list below) (1)

1. Elderly

2. Handicapped/ Disabled

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan  
Full Time Student-workforce Preference-minimum 30hrs. per week

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

The PHA applies preferences within income tiers

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer Public Housing are not required to complete Sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for Public Housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to Sub-component (2))

---or---

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

**b. Minimum Rent**

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

- \$0
- \$1-\$25**
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

Minimum Rent Hardship Exception as listed in the Admissions and Continued Occupancy Policy

Rents set at less than 30% than adjusted income

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

Comparison of Section 8 Fair Market Rents, Payment Standards analysis, HOPE VI Housing Market Analysis, and Cost of Operations

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR for 0, 1, 2 & 4 Bedrooms
  - 100% of FMR
  - Above 100% but at or below 110% of FMR for all Bedrooms
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area.
  - The PHA has chosen to serve additional families by lowering the payment standard.
  - Reflects market or sub market
  - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area.
  - Reflects market or sub market
  - To increase housing options for families
  - Other (list below)
- d. How often are payment standards re-evaluated for adequacy? (select one)
- Annually
  - Other (list below)  
When there is Change in HUD published Fair Market Rents
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
  - Rent burdens of assisted families
  - Other (list below)  
Number of families with a cost burden 40% or more.

**(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
  - \$1-\$25
  - \$26-\$50
- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) Minimum Rent Hardship Exception Policy as listed in the Section 8 Administration Plan

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	410	24
Section 8 Housing Choice Vouchers	1583	0
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A
Elderly Services ROSS		

- Hurricane Ike damaged 569 units of public housing.

### C. Management and Maintenance Policies

List the PHA's Public Housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of Public Housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions and Continued Occupancy Policy
  - Maintenance Operations Manual and Policy
  - Public Housing Lease
  - Grievance Procedures
  - Pest Control Policy
- (2) Section 8 Management: (list below)
  - Section 8 Administration Plan

### 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from Component 6: High performing PHAs are not required to complete Component 6. Section 8-Only PHAs are exempt from Sub-component 6A.

#### A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

#### B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

### A. Capital Fund Activities

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

#### (1) Capital Fund Program Annual Statement

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

Select one:

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

(Attachment Filenames: tx017d10, tx017e10, tx017f10,  
tx017g10, tx017h10)

-or-

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

#### (2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (**Attachment Filename: tx017d01**)

-or-

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

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

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

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

5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)

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

1. Development name:

2. Development (project) number:

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

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

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization Grant in the Plan year?  
If yes, list development name/s below:  
If funding becomes available for HOPE VI, GHA may apply for Magnolia Homes Site and/or Cedar Terrace site.

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for Public Housing in the Plan year?  
If yes, list developments or activities below:  
GHA will explore possibilities of developing 100 units of Assisted Living Facility and possibly explore mixed-finance at the following sites, Oleander Homes, Cedar Terrace and Magnolia Homes.

Yes  No: e) Will the PHA be conducting any other Public Housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
New construction of housing on the sites of Palm Terrace, Oleander Homes, Cedar Terrace, Magnolia Homes, as well as, Scattered Sites.

## 8) Demolition and Disposition

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

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

GHA may still be in the process of awaiting HUD SAC approval for Oleander Homes, Cedar Terrace, Magnolia Homes, and Palm Terrace.

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name: Magnolia Homes	
1b. Development (project) number: TX017003	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (12/17/09)	
5. Number of units affected: 134	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for        units	
<input type="checkbox"/> Public housing for        units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input checked="" type="checkbox"/> Other housing for 134 units (DHAP vouchers/Tenant Protection vouchers)	
8. Timeline for activity:	
a. Actual or projected start date of activity: N/A	
b. Actual or projected start date of relocation activities: N/A	
c. Projected end date of activity: 6/30/12 (for construction-possible HOPE VI site)	

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name: Oleander Homes	
1b. Development (project) number: TX 017001	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (10/28/09)	
5. Number of units affected: 196	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for      units	
<input type="checkbox"/> Public housing for      units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input checked="" type="checkbox"/> Other housing for 196 units (DHAP vouchers/Tenant Protection vouchers)	
8. Timeline for activity:	
a. Actual or projected start date of activity: N/A	
b. Actual or projected start date of relocation activities: N/A	
c. Projected end date of activity: 6/30/12 (for construction)	

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name: Cedar Terrace	
1b. Development (project) number: TX017005 and TX017004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(12/17/09)</u>	
5. Number of units affected: 135	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for     units	
<input type="checkbox"/> Public housing for     units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input checked="" type="checkbox"/> Other housing for 135 units (DHAP vouchers and Tenant Protection vouchers)	
8. Timeline for activity:	
a. Actual or projected start date of activity: N/A	
b. Actual or projected start date of relocation activities: N/A	
c. Projected end date of activity: 6/30/12 (for construction)	

<b>Demolition/Disposition Activity Description</b> <b>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>	
1a. Development name: Palm Terrace	
1b. Development (project) number: TX017006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(12/17/09)</u>	
5. Number of units affected: 104	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Relocation resources (select all that apply)	
<input type="checkbox"/> Section 8 for      units	
<input type="checkbox"/> Public housing for      units	
<input type="checkbox"/> Preference for admission to other public housing or section 8	
<input checked="" type="checkbox"/> Other housing for 104 units (DHAP vouchers and Tenant Protection vouchers)	
8. Timeline for activity:	
a. Actual or projected start date of activity: N/A	
b. Actual or projected start date of relocation activities: N/A	
c. Projected end date of activity: 6/30/11 (for construction)	

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate, or does the PHA plan to apply to designate, any Public Housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities; or will the PHA apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

Will apply for designated elderly families and disabled families for 20 duplex units on the OAKS IV.

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>The OAKS IV</b>
1b. Development (project) number: TX017016 (17-16)
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(07/31/2010)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 20 duplex units
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

### Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- 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: Submitted 06/30/2002)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: Submitted 06/30/2002)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

#### 2. Activity Description

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

**GHA does not have 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).**

### **B. Section 8 Tenant-Based Assistance**

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

2. Program Description: GHA will pursue construction of two Section 8 HCV Homeownership dwellings. GHA’s Section 8 Homeownership program has 22 homeowners.

a. Size of program: Currently we have 22 homeowners in the program.

- Yes  No: Will the PHA limit the number of families participating in the Section 8 Homeownership Option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants

- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section Homeownership Option Program in addition to HUD criteria?

If yes, list criteria below:  
 (Attachment Filename: tx017o01)

**12. PHA Community Service and Self-Sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by Section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/23/2001

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

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

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

**(1) General**

a. Self-Sufficiency Policies

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

- Public Housing rent determination policies
- Public Housing admissions policies
- Section 8 admissions policies
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for Public Housing Homeownership Option participation

- Preference/eligibility for Section 8 Homeownership Option participation  
 Other policies (list below)

**b. Economic and Social Self-Sufficiency Programs**

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

<b><u>Services and Programs</u></b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Senior Computer Classes	10	Specific Criteria	Gulf Breeze Holland House The Oaks	Public Housing
Credit Counseling	20	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing
Adult Basic Education	10	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing
GED Preparation	10	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing
Budgeting	10	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing
House Keeping Program	20	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing
Senior Recreational Activities	40	Specific Criteria	Gulf Breeze Holland House The Oaks	Public Housing
Elderly Services	75	Specific Criteria	Resident Services	Public Housing
Family Self Sufficiency (FSS)	42	Specific Criteria	Section 8	Section 8
Resident Opportunities to Self Sufficiency (ROSS) / Homeownership	4	Specific Criteria	Gulf Breeze Holland House The Oaks Scattered Sites	Public Housing

**(2) Family Self-Sufficiency Program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2010 Estimate)	Actual Number of Participants (As of: 02/28/2010)
Public Housing	0	0
Section 8	42 (6 completed)	50

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
 If no, list steps the PHA will take below: Hurricane Ike damaged GHA’s entire public housing stock. GHA has requested a waiver and two-year extension for the completion of its HUD funded programming and work plans for the ROSS Homeownership Grant Program and the Neighborhood Network Center program in addition to other state and local programming that GHA collaborates with to provide services for the public housing population. GHA plans to rebuild public housing sites and implement these programs again once units are back online.

N/A Note: PHA exceeds minimum program size.

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s Public Housing rent determination policies and train staff to carry out those policies.
  - Informing residents of new policy on admission and re-examination
  - Actively notifying residents of new policy at times in addition to admission and re-examination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.
  - Establishing a protocol for exchange of information with all appropriate TANF agencies.
  - Other: (list below)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

#### **A. Need for measures to ensure the safety of Public Housing residents**

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

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

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

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

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

Holland House and Gulf Breeze Apartments

#### **B. Crime and drug prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime and/or drug prevention activities.
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below): Research grant opportunities -
  - Use approximately \$70,000 in operating funds for police services
  - Establish a Neighborhood Network at Gulf Breeze Apartments and Holland House Apartments

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

Gulf Breeze Apartments, Holland House Apartments

### C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug problems.
- Police provide crime data to housing authority staff for analysis and action.
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence).
- Police regularly testify in and otherwise support eviction cases.
- Police regularly meet with the PHA management and residents.
- Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services. Memorandum signed December 10, 2009.
- Other activities (list below)

2. Which developments are most affected? (list below)  
Holland House Apartments and Gulf Breeze Apartments.

### D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

a. N/A

### 14. Pet Policy

[24 CFR Part 903.7 9 (n)]

### Incorporated in the Admissions and Continued Occupancy Policy (ACOP)

(Attachment Filenames: tx017n01)

### 15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

### 16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to Component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

5 Year Plan for FFY 2010 -2014 (GHA FFY 2011 – 2015)  
Annual and Capital Fund for FFY 2010 (GHA FY 2011)

3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?\_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management (HOPE VI)
- Development based accounting
- Comprehensive stock assessment

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (**Attachment Filename: tx017k10**)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Newsletters for senior developments will be in English and Spanish.
- Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided in Section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to Sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to Sub-component C.)

3. Description of Resident Election Process N/A

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (Public Housing and Section 8 Tenant-based Assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (City of Galveston, TX)

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

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

Modernization of properties, demolition of obsolete properties and construction of homeownership for low to moderate income persons.

- Other: (list below)

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

Allocations of CDBG and HOME Funds and in kind infrastructure support.

**D. Other Information Required by HUD**

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

**19. Definition of “Substantial Deviation” (and “Significant Amendment or Modification”)(24 CFR 903.7 (r)):**

1. Changes to rent or lease or grievance procedures.
2. Any changes with regard to demolition activities

**Attachments**

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