

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

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# PHA Plans

5 Year Plan for Federal Fiscal Years 2008 – 2012

**(GHA FY 2009 – 2013)**

Annual and Capital Fund Plan for FFY 2007

**(GHA FY 2009)**

**PHA Plan  
Agency Identification**

**PHA Name: Galveston Housing Authority**

**PHA Number: TX017**

**PHA Fiscal Year Beginning: (07/1/2008)**

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: **990**

Number of S8 units: **1213**

**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 2008 – FFY 2012**  
**GHA FISCAL YEARS 2009 – 2013**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The 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 2009-2013
  - Reduce public housing vacancies to 3% by June 30, 2009.  
Reduce the number of turn around days to score a "A" or better on PHAS during FY 2009-2013.
  - Use Replacement Housing Funds to leverage private or other public funds to create 100 units of assisted elderly units by 2010. Explore development of affordable elderly care facility with the partnership with University of Texas Medical Branch using mixed-financing. Submit application for State of Texas Rita Go zone Tax Credits in 2008.
  - Acquire or build units or developments:
  - Other: Finalize Housing Replacement Fund Plan by 6/30/2009  
Make necessary application to HUD to receive RHF funds for Palm Terrace to GHA upon completion of RHF Plan Submission.
- PHA Goal: Improve the quality of assisted housing**

Objectives:

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)**  
**Annual and Capital Fund for FFY 2008 GHA FY 2009)**

- Improve public housing management (PHAS score).  
**Attain 90 or above during FY 2009 to 2013. (discussion)**
- Improve voucher management (SEMAP score).  
**Attain 90 or above on SEMAP in years FY 2009-2013.**
- Increase customer satisfaction **FY 2009 - 2013.**
  1. Hold at least one board meeting per year at each 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 all GHA employees for 2009.
  4. Produce quarterly newsletter to residents.
  5. Improve Quality Assurance Program for service call customer satisfaction.
  6. Outreach to residents for greater participation in ICC and on site learning centers through Resident Services fairs at complexes by 6/30/2009.
  7. Provide assistance to Resident Councils regarding use of PH operating funds during FY **2009-2013.**
  8. Outreach to GHA youth regarding after school and summer youth programs.
  9. Provide enhanced services to senior and disabled population through Computer centers.
  10. Publish senior's newsletters on a monthly basis.
  11. Conduct quarterly walkthrough on the properties by the Public Housing Director, 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. Engage contractor to conduct review of project based accounting implementation & its compliance with HUD mandates by 6/30/2009.
  2. Obtain Finance training/certification for Sr. Accountant by June 30, 2008.
  3. Require Housing Management Certification for all Asset Managers and assistants by the one year anniversary from date of hire.
  4. Obtain Advanced Housing Quality Standards certification for Section 8 Inspectors by 6/30/2008.
  5. Obtain UPCS certifications for all AMP Managers by 06/30/08
- Renovate or modernize public housing units.
  1. Meet all obligation and expenditure deadlines in 5 Year Modernization Plan.
  2. Conduct revitalization analysis for Oleander Homes (TX017-001) and Palm Terrace Annex (TX 017 – 006) by June 2009 and plan implementation of needed work.
  3. Modernize Gulf Breeze apartments – Renovate 7 & 8<sup>th</sup> floors
- Demolish or dispose of obsolete public housing.
- Provide replacement public housing.
- Provide replacement vouchers
  1. Apply for Replacement Vouchers.
- Other:

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

- Submit HOPE VI application if funding becomes available during **FY 2009-2013**, for the Oleander Homes and Palm Terrace Annex.

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**PHA Goal: Increase assisted housing choices**

Objectives:

- Provide voucher mobility counseling.  
Maintain mobility counseling as a part of Section 8 briefings to make clients aware of choices in housing during the years 2009-2013.
- 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 100 homeownership vouchers by 6/30/2012, 20 homes during 2008, 2009, 2010 and 2011.
- Implement public housing or other homeownership programs.
- Implement public housing site based waiting lists.
- Convert public housing to vouchers:
- Other: (list below)
  - Explore development of affordable assisted living housing facility with joint public/private partnership with UTMB through GRACE Corporation.
  - Conduct two landlord receptions each year during **March and November** during the **FY 2009-2013**

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

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

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Implement public housing security improvements.
  1. Assist the city in applying for Weed and Seed grant to help support loss of PHDEP funds in the 2008 application round.
  2. Develop a Safe Haven program at Magnolia Homes and Oleander Homes
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

Designate 10 duplexes at the OAKS for elderly by December 31, 2007.
- Other: (list below)
  1. Improve curb appeal of all complexes by end of GHA FY 2008 by installing/upgrading dumpster enclosures at all sites.
  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. Continue partnerships with Galveston College, College of the Mainland, and University of Texas Medical Branch (UTMB) to expand opportunities to enhance resident educational skills during **FY 2009-2013**.
  2. Analyze operations of Oleander Homes and Magnolia Homes Community Centers for ABE and continue after-school tutoring programs during **FY 2009-2013**.
  3. Continue relationship with The Work Source Center employees to seek opportunities for educational and employment for residents with referrals from GHA's Resident Services Department during FY2009-2013.
  4. Partner with UTMB for Public Housing and Section 8 Family Self- Sufficiency programming for the "Pathways to Success Program", which has a 95% completion rate, in 2008.

- 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 by **06/30/2009**.
- Other: (list below)
  1. Continue the Family Self-Sufficiency Program for Section 8 for 50 Section 8 participants or as HUD limits the number.
  2. Continue Section 8 and Public Housing Homeownership Programs.
  3. Establish Neighborhood Network Center at Compton Memorial for Cedar Terrace Residents by 6/30/08 and continue it's 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. Complete implementation of new Software and Training by 7/31/2008.
2. Conduct GHA-wide management needs assessment to review staffing situations and operations effectiveness by 7/31/2008.
3. Address 99% of Exigent Health and Safety deficiencies of REAC inspections within 24-hour notice period.
4. Maintain at least 96% reporting rate of PIC submissions during 2009 - 2013.
5. Increase HCV utilization (by Available Budget Authority) to 90% or better by 7/31/08.
6. Complete GHA website development by 7/31/2008.
7. Build New Maintenance building to better serve residents by 7/31/08.
  - Establish site based maintenance shops by 6/30/08 and realign central warehouse by 6/30/08.
  - Establish 3 new AMP based operations by October, November and December of 2008.
  - Establish re-aligned central maintenance operations by October 2008.
8. Implement HUD mandated Project Based Accounting System by 7/1/2008.
9. Decrease EIV published discrepancies to less than 5% by 7/31/08.
10. Decrease “0” income reporting families by 30% compared to start of the fiscal year by 12/31/08.
11. Explore opportunities to expand housing opportunities and apply for tax credits by 2010.
12. Develop Owner brochure with current updates and changes by 6/30/08.
13. Assist 50% of HCV moves to areas of low minority concentration by 6/30/08.
14. Develop a fraud task force and identify 24 fraud cases by 6/30/08.
15. Assist 75% of landlords to use direct deposit by 6/30/08.
16. Develop new Employee manual by 7/31/08.
17. Develop an agency-wide calendar by 9/30/08.
18. Explore implementation of flexible spending plan for the agency to better control benefit cost and to provide flexible options for the employees by 7/31/08
19. Establish just-in-time (real time) materials procurement by 12/31/08.
20. Create new Desktop procedures manuals by 12/31/08 for all departments.
21. Train Staff with VAWA 2005 requirements by 7/31/08.



**Annual Plan FF Year 2008**  
**For PHA Fiscal Year 2009**  
[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: **tx017a01**)

### **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>
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#### **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 2007 Capital Fund Program Annual Statement  
(Attachment Filename: **tx017**)
- 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
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FFY 2007-2011 Capital Fund Program 5-Year Action Plan
  
- Public Housing Drug Elimination Program (PHDEP) Plan for 2002
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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 2007 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 *Contain 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 FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

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, 06/30/2002 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: 2001 Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

X Tab 17	Other supporting documents (optional) (list individually; use as many lines as necessary)	a. GHA Management Organizational Chart (tx017b01)
X Tab 17d	Supporting Documents continued	a. RAB comments (tx017n01) 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.

### **NARRATIVE OF HOUSING NEEDS ASSESSMENT**

#### **HOUSING AUTHORITY OF THE CITY OF GALVESTON, TX**

**PREPARED FOR THE FY 2008-2012 FIVE YEAR PLAN**

As required by the Quality Housing and Work Responsibility Act of 1998 (QHWRA), GHA has gathered and analyzed certain data related to issues surrounding housing which is available to three (3) specific population groups in our community. The purpose of this activity is to provide information to under gird the decision making process for the direction GHA will take over the next fiscal year to provide decent, safe, and sanitary housing to Galveston low income population.

The groups analyzed for this assessment are:

- A. Extremely low income – households with less than 30% of median income.
- B. Elderly and disabled households
- C. Various race and ethnic households

The source documents used to make need determinations are:

- A. The City of Galveston Housing and Community Development Consolidated Plan of 2005
- B. State of Texas Low Income Housing Plan for 2006.
- C. 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.)
- D. The City of Galveston 2005 Analysis of Impediments to Housing Choices.
- E. Statistical data from GHA's Section 8 and public housing waiting list.
- F. United Way Needs Assessment of 2003.

A profile of the City of Galveston is pertinent to a thorough understanding of the housing needs of the population group being studied. The geographic and economic circumstances of this community as a whole, significantly impact the need for various forms of subsidized housing.

The City of Galveston is located on a barrier island on the Texas Coast at the mouth of Galveston Bay approximately 40 miles southeast of Houston. The island is bordered on the south by beach and the Gulf of Mexico. The northern land mass is bordered by the Galveston Ship Channel which provides gulf access from the city's docks, shipyards, and industrial areas.

The need for Galveston's subsidized housing is very apparent when consideration is focused on the economy of the island. Twenty years ago, there was a dramatic drop in manufacturing jobs associated with the port industry. Over time, the opening of the Houston Ship Channel and its resultant competition eroded Galveston's economic base from port activity. This change led to a stagnant economy, which has existed for 20 years and is only now beginning to change. Per capita personal income is near 25% below that in Houston, as lower paying jobs in the tourist retail and service oriented industries have supplanted higher paying manufacturing jobs. More than 38% of Galveston's households have less than \$15,000 per year income.

Census 2000 reported 57,614 residents in the City of Galveston. Of these 25% are black, 26% are Hispanic, 44% are white and 5% are Asian and others or combinations. Children represent about 23% of the population and 14% are over 65 and 6% are over 75. Note that while the population under 18 is roughly equally distributed among blacks, Hispanics and whites, after age 65, whites represent nearly 70% of the population.

An important aspect of the economic decline in Galveston is the effect on the aging of our population, as younger persons have sought opportunity for employment elsewhere. 26% of all households in the city live on social security, compared to 16.8% in the County. This suggests a substantial need for subsidized elderly housing.

The need for elderly housing is also demonstrated by the fact that although only 37% of GHA's public housing stock is for elderly persons, over 64% of total units are occupied by persons who are elderly, handicapped, or disabled. **This means 204 units are unavailable for other family use because elderly have no other available housing.**

The unemployment rate for the City of Galveston rose to 9.5% after a consistent decline from 1996 through 2000. The national unemployment rate rose to 5.8%. **City's unemployment rate is at low 4% as of December 2006.**

Poverty is not evenly distributed across the island but is disproportionately concentrated on the east end of the island. Carver Park, Old Central and the East End have rates that exceed 47% for children living in poverty. Nearly 72% of Carver Park children younger than 5 years live in poverty. In other words, nearly half of the island's 1300 children younger than 5 years living in poverty, live in these three neighborhoods (where majority of GHA properties are located.) However, every neighborhood has some children in poverty, with the lowest fraction in Lake Madeline (12.9%).

Just over 34% of the citizens are classified as living in poverty. Majority are children. Over 9% of households in the City of Galveston and Texas City report receiving either Supplemental Security Income (SSI) or Public Assistance Income. This compares to 7.8% for the United States, 7% for Texas, 6.8% in the County and only 2.2% in League City.

The housing stock in Galveston has steadily declined in quantity and quality as population and income levels have dropped. There has been significant new construction during last 3 years on the far East and West ends of Galveston Island for luxury homes that cost over \$300,000 and that are owned by weekenders. They are not now, nor will they ever be affordable to Galveston's workforce population. There have been only 38 new homes developed in the heart of Galveston, and the Galveston Housing Authority built them. The explanation by Dr. Barton Smith, then, is still applicable to most of Galveston as quoted below by the studies of the affect on housing stock in the Demand Analysis HOPE VI Study.

"Filtering in the Stock of Housing – Within communities that are experiencing some growth, the standard urban economics model of filtering has general application. In that environment, new housing in excess of replacement is produced to meet the needs of a growing population. The new housing primarily serves middle and upper middle- income households. Then the existing stock of housing filters down in quality and price to meet the needs of lower income households. The greater the economic growth, the faster the filtering process, the younger the age distribution of the overall stock, and the better the quality of housing which is available to lower income households in steady – state equilibrium. In stagnant economies, the filtering process greatly diminishes because of a lack of flow of quality new housing at the top of the housing stock hierarchy. The end result is that the housing stock is becoming older and the age distribution is skewed toward the lower end of the housing quality spectrum. Galveston is a perfect example of the zero filtering community where the housing stock is steadily declining. Of course, this is the natural market reaction to a population that is not only slack to declining, but that is becoming relatively poor as well. Whereas, 11% of county metropolitan statistical area housing was built before 1950, 38% of Galveston's housing was built before 1950."

The above explanation perfectly describes the difficult situation encountered in Galveston as staff seeks suitable Section 8 housing that will pass Housing Quality Standards. The high percentage of housing built prior to 1950 (38% of pre 1950 housing) is indicative of the additional impact new Section 8 Lead-based paint regulations will have on an already inadequate supply of suitable housing.



Here are some of the highlights/low points of 2000 Census.

- 10,720 families pay more than 30% of their income to rent out of 13,424 renters.
- From 1969 to 1999 Poverty increased from 20.5% to 22.3%
- Median family income went down from \$36,330 to \$35,049 from 1969 to 1999.
- Median household income is \$28, 895 while the state average is \$39,927.
- Low income families went up from 27.6% to 34.4% while income went down from 1990 to 2000.
- Persons 65 years old or older represent 13.7% of Galveston (57,247)
- 43.6% of the city's household own homes while 63.8% of the state's household own homes.

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	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
<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 FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

**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

The following is a summary of the housing and household (occupied housing) findings for Galveston, which are elaborated on throughout this 2005 **Consolidated Plan's** chapter of profile of the community's housing.

- The 2000 U.S. Census housing unit count was **30,017 down from 30,898 units in 1990**.
- The 2000 U.S. Census household (occupied housing unit) count was **23,842 down from 24,157** in 1990.
- In 2000, 43.6% of the households were owner-occupied, up from 43.4% in 1990. In 2000, the remaining 56.4% of the occupied units (households) were renter-occupied.
- In 2000, **69.2% of renters and 41.6%** of owners were very low-, low- or moderate-income, down from 75.67% and 46.2% respectively in 1990.
- In 2000, 20.6% of the units were vacant, down from 21.8% in 1990. In 2000, 36.4% of the vacant units were being used for seasonal or recreational use, while 47% were for such uses in 1990.
- 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 for 2000, there were approximately 10,194 occupied units with lead-based paint and 3,208 with lead-based paint hazards, defined as deteriorated paint.
- Based on U.S. Census Bureau formulas, in 2000 there were 8,418 occupied housing units with some structural problems, down from 8,705 in 1990 (*many also contain lead-based paint*).
- The 2000 U.S. Census average persons per household was 2.3, down from 2.37 in 1990, 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.
- Currently, there are only 51 houses and 13 condominiums for sale under \$100,000 in Galveston with another 20 houses and 1 condominium for sale between \$100,000 and \$149,999.
- Galveston Island realtors reported that during 2003, 623 residential homes were sold. The average sale price for a home was \$157,616 and the median price was \$128,000 (condominium average was \$75,062). A three-bedroom, two-bath home with a garage and 1,600-1,800 square feet of living space sells for an average price of \$116,677 if located from east Galveston to the west end of the seawall, and \$240,464 if located west of the end of the seawall.
- According to the Galveston Chamber of Commerce, the median cost of a 900-square-foot apartment in 2003 was \$700 per month, up from \$527 in 2000.

	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		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	*						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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	852		248
Extremely low income <=30% AMI	790	93%	
Very low income (>30% but <=50% AMI)	56	7%	
Low income (>50% but <80% AMI)	5	1.00%	
Families with children	395	46%	
Elderly families*	17	2%	
Families with Disabilities	114	13.38%	
Race/ethnicity 1. White	331	38.85%	
Race/ethnicity 2. Black	487	57.16%	
Race/ethnicity 3. Am/Ind/	12	1.41%	
Race/ethnicity 4. Am/Asian	1	0.12%	
Characteristics by BR Size (Public Housing Only)			



	# of families	% of total families	Annual Turnover
1 BR	571	72%	
2 BR	190	24%	
3 BR	15	1.9%	
4 BR	121	1.5%	
5 BR	4	.5%	
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;">1.1.4.1.1.1.1. How long has it been closed (# of months)?</p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 40px;">Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			
<p>* Elderly families currently occupy 243 family housing units. They comprise 40% of GHA's family units.</p>			

Is the list (select  No) If yes:

waiting closed one)?  Yes

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	<b>824</b>		240
Extremely low income <=30% AMI	598	73%	
Very low income (>30% but <=50% AMI)	182	22%	
Low income (>50% but <80% AMI)	361	4%	
Families with children	324	40%	
Elderly families	1	.2%	
Families with Disabilities	15	2%	
Race/ethnicity 1. White	183	22%	
Race/ethnicity 2. Black	629	76%	
Race/ethnicity 3. Am/Ind	4	.5%	
Race/ethnicity 4. Am/Asian	1	.1%	

**1.1.4.1.1.2.** How long has it been closed (# of months)? Months (2-08-06)

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

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

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- 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, 2007.
- 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 2007 using Housing Replacement Funding, State of Texas Riga Go Zone tax credits and other private financing..
- Pursue housing resources other than Public Housing or Section 8 Tenant-Based assistance. (i.e., CDBG, HOME). Apply in 2008 for funding 7 more Home Ownership homes at the OAKS
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in Public Housing.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in Tenant-Based Section 8 Assistance.
- Employ admissions preferences aimed at families with economic hardships.
- Adopt rent policies to support and encourage work.
- Other: (list below)

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

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

Select all that apply

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

**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.
  - Build 10 elderly duplexes (or 20 units) at the OAKS.
  - Explore constructing 100 units of Assisted Living Facility by 6/30/2008

**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.**  Carry out the modifications needed in Palm Terrace Addition based on the 504 Needs Assessment for the Palm Terrace Addition after the 2007 conditions survey completion.

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)  
Analyze impact of higher payment standards for non-minority impacted census tracks by 12/31/08.

### 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)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1 Federal Grants</b>		
a Public Housing Operations Fund	2,386,674	
b Public Housing Capital Fund	3,132,297	
c Hope VI Demolition	301,642	
d Annual Contributions for Section 8 Tenant-Based Assistance	6,725,313	
e Neighborhood Networks	250,000	
f Section –8- Home Ownership	56,280	
g Family Self Sufficiency	47,842	
h HOME		
<b>Other Federal grants (list Below)</b>		
1 Prior Year Federal Grants (unobligated funds only, list below)	-0-	<i>Additional Housing Units</i>
2 2005, 2006 Replacement Housing Funds	809,498	<i>100 units of assisted housing</i>
3 Unobligated Capital Funds	2,938,656	
3 Public Housing Dwelling Rental Inc.	2,078,393	<i>P H Operations</i>
<b>4 Other Income (list below)</b>		
Investment Earnings	45,000	<i>P H Operations</i>
<b>Non-Federal Sources (list below)</b>		
1 Moody / Kempner	100,000	<i>GRACE- Construction of 27 Single Family Homes</i>
2 Mitchell Foundation	1,250,000	<i>GRACE- Construction of 27 Single Family Homes</i>
3 City of Galveston	923,527	
<b>Total Resources</b>	<b>21,045,122</b>	

\* GHA's FY 2008 Capital and Operating Fund allocations are unknown at this time.

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (state number).
- When families are within a certain time of being offered a unit: (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?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

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

### **(3) Assignment**

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

- One (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
  - GHA website to be completed by 7/31/2007**

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)  
Magnolia Homes TX017-003  
Cedar Terrace TX017-004, 005  
Palm Terrace TX017-006  
Oleander Homes TX017-001

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:  
Magnolia Homes TX017-003  
Cedar Terrace TX017-004, 005  
Palm Terrace TX017-002,006  
Oleander Homes TX017-001

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

5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)

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

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

#### **(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  
 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



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:

5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)

- 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 3 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	<b>970</b>	<b>200</b>
Section 8 Housing Choice Vouchers	<b>1047</b>	<b>210</b>
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		

### 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:

**(Attachment Filename: tx017q01)**

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:

**(Attachment Filename: tx017c01)**

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: tx017d01, tx017g01, tx017h01, tx017e01, tx017f01)**

-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:

**5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)**

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)  
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 will apply for Palm Terrace Annex and Oleander Homes.
- 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:  
The OAKS  
GHA will explore possibilities of developing 100 units of Assisted Living Facility
- Yes  No: e) Will the PHA be conducting any other Public Housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

### **8) Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

#### 2. Activity Description

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

**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.)

Designated elderly units on the OAKS 10 duplexes. Will successfully designation as Public Housing.

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</b>	
1b. Development (project) number: TBD	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <b>07/31/07</b>	
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: 10 Elderly duplexes	
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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)	
<input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to Block 4; if no, go to Block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development	
<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)	
<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)	
<input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: Submitted 06/30/2002)	
<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: Submitted 06/30/2002)	
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent	
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units	
<input type="checkbox"/> Other: (describe below)	

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

- 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 15 homeowners with another six who are looking for homes.

a. Size of program: Currently 15, we plan on increasing by 20 more by 6/30/08  
 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: **tx017 i 01**)

## **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.

(See Attachment Filename: **tx017m01**)

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

#### 1. Cooperative agreements:

Yes  No: Has the PHA 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)

Cooperative effort between GHA, TANF and Worksource Development are facilitated by the location of these agencies in GHA's one-stop Island Community Center building.

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

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

##### a. Self-Sufficiency Policies

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

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

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

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

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table; if “no” skip to Sub-component 2, Family Self- Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Adult Basic Computers	7	Waiting List	ICC Learning Center	Public Housing
Senior Computer Classes	24	Specific Criteria	Gulf Breeze And Holland House	Public Housing
Senior Diabetes Classes	10	Specific Criteria	Gulf Breeze And Holland House	Public Housing
After School Recreation Program	69	Waiting List	ICC Learning Center Magnolia Homes Learning Center and Oleander Homes Learning Center	Public Housing
Chess Club	10	Waiting List	ICC Learning Center Magnolia Homes Learning Center and Oleander Homes Learning Center	Public Housing
Steel Drum Program	33	Waiting List	ICC Learning Center Magnolia Homes Learning Center and Oleander Homes Learning Center	Public Housing
Tutoring/Mentoring Program	17	Waiting List	ICC Learning Center Magnolia Homes Learning Center and Oleander Homes Learning Center	
Summer Youth Program	110	Waiting List	ICC Learning Center	Both
Youth Basketball Program	24 teams 101 out of 195 Section 8 and PH	Application	ICC Building City of Galveston	Both
Elderly Services	162	Specific Criteria	Resident Services	Public Housing
Family Self Sufficiency (FSS)	58	Specific Criteria	Section 8 Dept.	Section 8
Pathways to Success	50	Waiting List	Resident Services	Both

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	55 (6 completed)	60

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:

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)
  - Medicare Fraud

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

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

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

Palm Terrace Development, Magnolia Homes Development, Oleander Homes Development, Cedar Terrace Development

**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
    - GHA assists the City with the application of Weed & Seed program
    - Exploring to develop a Safe Haven at Magnolia Homes
    - Establish a Neighborhood Network at Cedar Terrace
2. Which developments are most affected? (list below)
- Palm Terrace Development, Magnolia Homes Development, Oleander Homes Development, Cedar Terrace Development

**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.
  - Other activities (list below)
2. Which developments are most affected? (list below)
- Palm Terrace Development, Magnolia Homes Development, Oleander Homes Development, Cedar Terrace Development, Holland House and Gulf Breeze Elderly Developments.

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

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

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

a. N/A

**14. Pet Policy**

[24 CFR Part 903.7 9 (n)]

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

(Attachment Filenames: **tx017r01**)

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to Component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management (HOPE VI)
  - Development based accounting
  - Comprehensive stock assessment
  - Other: (list below)
    - GHA completed its Maintenance Management needs by an outside consultant (NAHRO) in 2006
    - GHA will complete applicable recommendations by 12/31/07
    - GHA will reestablish its maintenance and other operations to better suit its AMP based management by 12/31/07
    - Create AMP based maintenance shops appropriately by 10/31/07, 11/07 and 12/07
    - Dispose off old stock items that we do not use/need by 9/30/07
    - Close central warehouse after AMP maintenance shops are created by 12/31/07
  
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (**Attachment Filename: tx017n01**)
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  
  - Other: (list below)

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

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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

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)):**

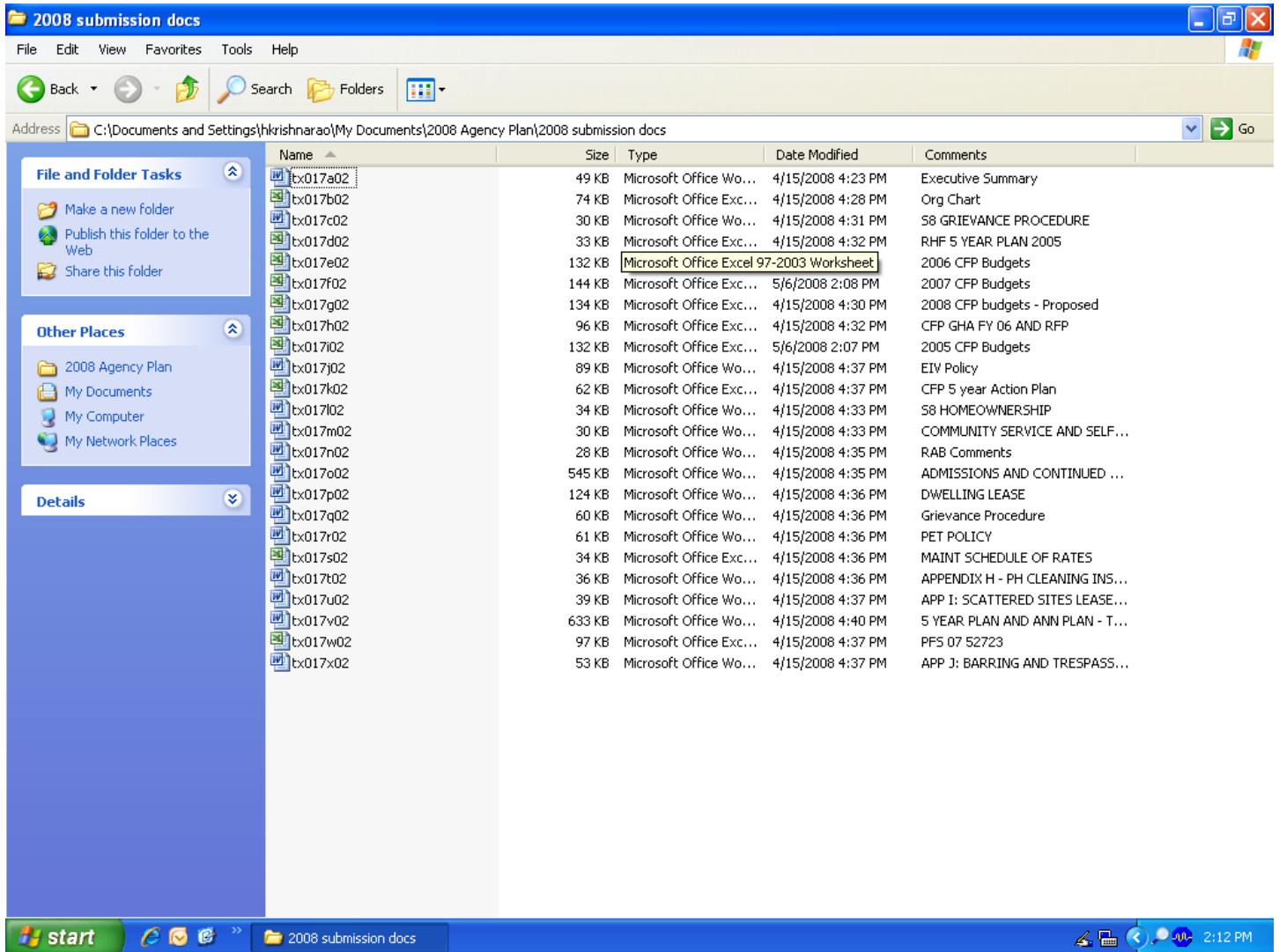
1. Changes to rent or lease or grievance procedures.
2. Any changes with regard to demolition activities

# Attachments

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

Attachment Filenames (filename, description, location in Agency Plan binders)

## GHA 2008 Agency Plan for Fiscal Year Beginning 07/01/2008



5 year Plan for FFU 2008 -20012 (GHA FFY 2009 – 2013)  
Annual and Capital Fund for FFY 2008 GHA FY 2009)