

PORT ARTHUR HOUSING AUTHORITY

Board of Commissioners Regular Meeting

October 24th, 2022 at 5:00 p.m.



Board Membership

Robert Reid, Chairman
Melvin Getwood, PhD, Vice-Chairman
Bart Bragg, Commissioner
Cleveland Keal, Commissioner
Debra Ambrose, Commissioner

Executive Director

Seledonio "Cele" Quesada



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD, VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

**HOUSING AUTHORITY OF THE CITY OF PORT ARTHUR
BOARD OF COMMISSIONERS**

Notice is hereby given that on **Monday the 24th day of October, 2022 at 5:00 p.m.**, the Board of Commissioners of the Housing Authority of the City of Port Arthur will hold a regular meeting. The Port Arthur Housing Authority offers accommodations for persons accessing its facilities, as required by the Americans with Disabilities Act. If you require special accommodations, please contact the Port Arthur Housing Authority office for assistance. Hearing impaired may contact Relay Texas 1-800-735-2989 or TDD.

Open Meeting – 5:00 p.m.

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Minutes for September 15, 2022 Regular Meeting
6. Executive Director/Secretary Report
 - A. Financial Reports
 - i. Section 8
 - ii. Business Activities
 - B. Reports
 - i. Section 8
 - ii. Affiliates
 - iii. 50058 PIC Submission reports
 - iv. Police Reports
 - v. Home Ownership
 - C. Internal Control Reports
 - i. Listing of all the contracts executed
 - ii. List of all the public notices and procurement notices published
 - iii. List of all the checks paid for goods and services greater than \$10,000.
 - iv. Status report HUD/OIG/State Review findings
7. Consideration and discussion for the 2023 Payment Standards for the Housing Choice Voucher Program.
8. Consideration and discussion of a motion to approve the updated Housing Choice Voucher Utility Allowances.
9. Consideration and discussion to move into Executive Session – Convene an Executive Session to discuss:
 - A. Personnel matters in accordance with Section 551.074 of the Texas Government Code
 - B. Legal Issues in accordance with Section 551.071 of the Texas Government Code
 - C. Real Estate matters in accordance with Section 551.072 of the Texas Government Code
10. Future Agenda Items
11. Adjournment

Done and posted the 20th day of October, 2022 at 1:51p at the PORT ARTHUR HOUSING AUTHORITY ADMINISTRATION BUILDING and PROPERTIES, in Port Arthur, Texas before 5:00 p.m.

Delivered by [Signature] Received by [Signature]

Housing Authority of the City of Port Arthur

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October 24th, 2022

OPEN MEETING 5:00 P.M.

- Call to Order
- Roll Call
- Invocation
- Pledge of Allegiance

MISSION STATEMENT

To provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

*- Board of Commissioners
Port Arthur Housing Authority*

MINUTES

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EXECUTIVE DIRECTOR/SECRETARY REPORTS

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DISCUSSION/POSSIBLE ACTION

- Consideration and discussion for the 2023 Payment Standards for the Housing Choice Voucher Program 59-60
- Consideration and discussion of a motion to approve the updated Housing Choice Voucher Utility Allowances 61-66



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD, VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

October 24, 2022

Subject: Consideration and discussion of a motion to approve the minutes from the Board of Commissioners Regular Meeting on September 15, 2022.

Recommendation:

A recommendation is being made for the Board to approve the minutes for the Board of Commissioners Regular Meeting on September 15, 2022.

Background:

A regular meeting was held on September 15, 2022 at 920 DeQueen Blvd., Port Arthur, TX 77640 and via teleconference. See attached copy of the minutes.

Budget/Fiscal Effect:

None

Staffing/Employee Effect:

None

MINUTES OF THE REGULAR
MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF PORT ARTHUR, TEXAS HELD ON
THE 15TH OF SEPTEMBER, 2022

The Board of Commissioners of the Housing Authority of the City of Port Arthur, Texas, met in Regular Session on Thursday, September 15, 2022 at 920 DeQueen Blvd., Port Arthur, TX 77640 and via telephone conference US Toll-free (844) 857-5555; Meeting ID: 7805200.

Agenda Item No. 1 – Call to Order. The meeting was called to order at 5:09 p.m. by Robert Reid, Chairman.

Agenda Item No. 2 – Roll Call. Seledonio Quesada, Executive Director noted the following attendance:

PRESENT: Board Members in Attendance:
Robert Reid, Chairman
Melvin Getwood, Ph.D., Vice-Chairman
Bart Bragg, Commissioner
Cleveland Keal, Commissioner
Debra Ambrose, Commissioner

ABSENT: None

STAFF: Shanel Dixon, Director of Affordable Housing
Wendy Bledsoe, Operations HR/ Finance Analyst
Jaclyn Herrington, Procurement Officer
Anicia Salinas, HCV Program Manager
Horatio Dumas, Accounting Director

CONTRACTORS: Nicole Taylor, Lawyer
Cris Felman, Lawyer
Hannah LaCour, Legal Assistant

VISITORS: None

Agenda Item No. 3 – Invocation. The invocation was given by Vice-Chairman Melvin Getwood.

Agenda Item No. 4 – Pledge of Allegiance. This was spoken by all.

Agenda Item No. 5 – Consideration and discussion of a motion to approve the minutes from the Regular Board of Commissioners Meeting held on Monday, August 22nd, 2022. The motion was made by Commissioner Bragg and seconded by Commissioner Keal.

AYES: All

NAYS: None

The motion carried.

Agenda Item No. 6 – Consideration and discussion to approve the award of Contract No. C22003, Asset Management Consulting Services. A motion was made by Commissioner Keal and seconded by Commissioner Bragg.

AYES: All

NAYS: None

The motion carried

Agenda Item No. 7 – Consideration and discussion to approve the award of Contract No. C22002, Brittany Place Exterior Painting Phase II. A motion was made by Vice-Chairman Getwood and seconded by Commissioner Bragg.

AYES: All

NAYS: None

The motion carried

Agenda Item No. 8 – Consideration and discussion to approve the award of Contract Amendment #1 regarding Change Order #1 of Contract No. C22005, Valley View Estates Exterior Painting. A motion was made by Commissioner Bragg and seconded by Vice-Chairman Getwood.

AYES: All

NAYS: None

The motion carried

Agenda Item No. 9 – Consideration and discussion of a motion to approve award of Contract No. C22010, Edison Square Flood Prevention. A motion was made by Commissioner Keal and seconded by Commissioner Ambrose.

AYES: All

NAYS: None

The motion carried

Agenda Item No. 10 – Consideration and discussion to approve the Budgets for Fiscal Year Ending September 2023. A motion was made by Vice-Chairman Getwood and seconded by Commissioner Ambrose.

AYES: All

NAYS: None

The motion carried

Agenda Item No. 11 – Consideration and discussion to move into Executive Session-Executive Session - Convene an Executive Session to discuss:

- A. Personnel matter in accordance with Section 551.074 of the Texas Government Code
- B. Legal Issues in accordance with Section 551.071 of the Texas Government Code
- C. Real Estate matters in accordance with Section 551.072 of the Texas Government Code

Agenda Item No. 12 – Future Agenda Items – December 20th board meeting

Agenda Item No. 13 – Adjournment

The motion to adjourn was made by Commissioner Keal and seconded by Vice-Chairman Getwood, the following was recorded:

AYES: All

NAYS: None

Meeting adjourned at 5:55 p.m.

Chairman, Board of Commissioners

ATTEST:

Executive Director/Secretary

Port Arthur Housing Authority

Operating Statements

10 Months Ending

July 31, 2022

UNAUDITED

Rental Assistance Demonstration (RAD) Lakeview Palms	Annual Budget FYE 9-30-2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance	Notes
Operating Income					
RAD PBV HAP Subsidy - Dwelling Rental Income	705,000	587,500	585,631	(1,869)	
Sale Proceeds - Scattered Sites	0	0	281,556	281,556	
Other Income	12,500	10,417	13,431	3,014	
Total Operating Income	717,500	597,917	880,618	282,701	
Operating Expenses					
Administrative Expenses	207,500	172,917	156,230	16,686	
Utilities	85,500	71,250	71,588	(338)	
Maintenance	220,000	183,333	246,749	(63,416)	RAD-1
Protective Services	25,000	20,833	21,951	(1,118)	
Insurance Expense	119,200	99,333	114,090	(14,757)	
Employee Benefits	95,000	79,167	63,198	15,969	
Other General Expense	18,700	15,583	0	15,583	
Total Routine Operating Expenses	770,900	642,417	673,807	(31,391)	
Cash Flow (Deficit) from Operations	(53,400)	(44,500)	206,811	251,311	
Other (Uses) Sources of Cash Flow					
less: Contribution to Replacement Reserve	(43,000)	(35,833)	(35,833)		
plus: Reimbursement from Replacement Reserves	43,000	35,833	0		
Total Other (Uses) Sources of Cash Flow	0	0	(35,833)		
ADJUSTED Cash Flow (Deficit) from Operations	(53,400)	(44,500)	170,977	215,477	
10/1- Replacement Reserves	750,583	750,583	750,583		
09/30- Replacement Reserves	750,583	750,583	786,416		
10/1- Operating Reserves	754,527	754,527	754,527		
09/30- Operating Reserves	701,127	710,027	925,504		

Notes: RAD-1 Pressure washing, roof repairs, auto repairs

Port Arthur Housing Authority

10 Months Ending

Operating Statements

July 31, 2022

UNAUDITED

	Annual Budget FYE 9-30-2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance
Housing Choice Voucher Program				
Administrative Operating Income				
Total Operating Income - Budget @ 80% proration	2,180,250	1,816,875	2,025,592	208,717
Operating Expenses				
Salaries and Benefits	1,395,000	1,162,500	914,555	247,945
Office Facilities Expense	97,000	80,833	79,948	885
Other Administrative Expenses	585,000	487,500	443,160	44,340
Total Operating Expenses	2,077,000	1,730,833	1,437,663	293,170
<i>Transfer to Villa Main for Repairs</i>			(171,054)	
Cash Flow (Deficit) from Operations	103,250	86,042	416,874	330,833
<i>Beginning Admin Operating Reserves</i>	2,758,424	2,758,424	2,758,424	
<i>Ending Admin Operating Reserves</i>	2,861,674	2,844,466	3,175,298	
Housing Assistance Payments (HAP)				
				Over (Under)
Housing Assistance Payment Subsidy	22,075,000	18,395,833	18,417,430	21,597
Fraud Recovery	75,000	62,500	59,606	(2,894)
Housing Assistance Payments	22,132,000	18,443,333	18,599,471	156,138
HAP Current Year Excess (Use)	18,000	15,000	(122,435)	
<i>Beginning PAHA HAP Reserves</i>	186,539	186,539	186,539	
<i>Ending PAHA HAP Reserves</i>	204,539	201,539	64,104	

Notes

Notes:

Port Arthur Housing Authority

10 Months Ending

Operating Statements

July 31, 2022

UNAUDITED

	Annual Budget FYE 9-30-2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance	Notes
Business Activities					
<u>Operating Income</u>					
Total Operating Income	500	417	0	(417)	
<u>Operating Expenses</u>					
Salaries and Benefits	150,000	125,000	66,334	58,666	
Development and Other Administrative Expenses	125,000	104,167	115,261	(11,095)	
Total Business Activities Expenses	275,000	229,167	181,595	47,571	
Cash Transfer from Sec 8 Admin to PAAH for Villa Main-current fiscal year			171,054		
Loan to Villa Main-current fiscal year			(170,641)		
Net Cash Transfer from (to) Affiliates			93,500		
	250,000	0			
Increase (Decrease) Business Activities Reserves	(24,500)	(228,750)	(87,682)	141,068	
Beginning Cash Reserves	311,151	311,151	311,151		
Ending Cash Reserves	286,651	82,401	223,470		
Outstanding Developer Fee Receivable+Accrued Interest	1,269,662	1,269,662	1,269,662		
Includes: Port Arthur Housing Opportunities and Port Arthur Affordable Housing					

	Annual Budget FYE 9-30-2022	Year to Date Budget	Year to Date Actual	Favorable (Unfav) Variance	Notes
ValleyView, Brittany Place Apts & Bellbrook					
<u>Operating Income</u>					
Tenant Rental Income	3,408,000	2,840,000	2,854,188	14,188	
Other Tenant Charges-Other Income	43,250	36,042	69,332	33,290	
Total Operating Income	3,451,250	2,876,042	2,923,520	47,478	
<u>Operating Expenses</u>					
Administrative Expenses	562,000	468,333	423,970	44,363	
Utilities	311,100	259,250	244,238	15,012	
Maintenance & Protective Service	879,000	732,500	759,612	(27,112)	
Insurance Expense	507,000	422,500	419,891	2,609	
Employee Benefits	343,125	285,938	230,257	55,680	
Other General Expense	35,000	29,167	80,950	(51,783)	AF-1
Interest Expense	447,705	373,088	373,293	(206)	
Total Routine Operating Expenses	3,084,930	2,570,775	2,532,212	38,563	
Cash Flow (Deficit) from Operations	366,320	305,267	391,308	86,042	
<u>Other (Uses) Sources of Cash Flow</u>					
less: Principal Loan Payments	(208,550)	(173,792)	(173,583)	208	
less: Contribution to Replacement Reserves	(110,600)	(92,167)	(92,167)	(0)	
plus: Reimbursement from Replacement Reserves	121,000	100,833	105,558	4,725	AF-1
Total Other (Uses) Sources of Cash Flow	(198,150)	(165,125)	(160,192)	4,933	
Transfer from (to) Business Activities	(250,000)	(208,333)	(93,500)	114,833	
ADJUSTED Cash Flow (Deficit) from Operations	(81,830)	(68,192)	137,617	205,808	
10/1-Replacement Reserves	563,441	563,441	563,441		
09/30-Replacement Reserves	553,041	554,774	550,049		

Notes:

AF-1: Exterior Painting half of the buildings--pending replacement reserve request reimbursement



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
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Explanation of HCV Program Activities

New Admission

- These are applicants who were recently issued vouchers who have successfully leased a unit.

Certifications

- Certifications are conducted annually to determine continued eligibility of the family and rent subsidy based on household composition, income, expenses and deductions.

Moves

- These are clients who are currently on the Section 8 Program who have chosen to move to another unit prior to or after their annual certification.

Cancel

- Are conducted on families who fail to comply with the program guidelines.

Interims

- Interims are changes in household composition, income, expenses and deductions that occur between the next annual certification.
- All changes must be reported in writing to the Housing Authority within 10 days of such change. Families may report multiple changes.

Inspections

- Annual inspections are conducted 90 – 120 days prior to the anniversary month of the contract. The PHA shall not make any housing assistance payments if the contract unit does not meet HQS. (Housing Quality Standards) If at any time the family or owner / landlord notifies the PHA that the unit does not meet HQS, an inspection may be conducted. Inspections are also done to determine rent increases.

*** McCright has been contracted to inspect our affiliate units.

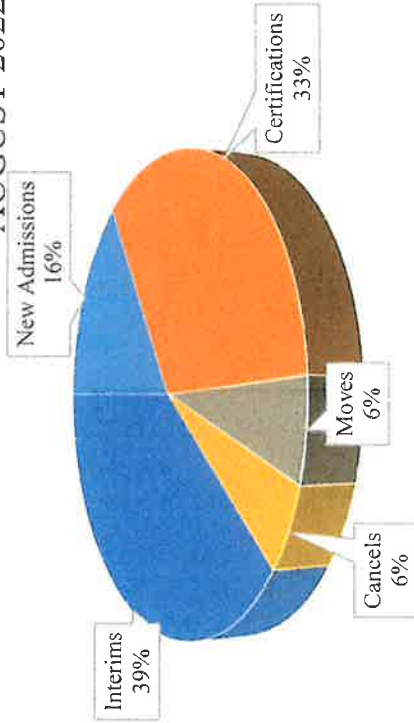
The increase or decrease in specific areas will vary from month to month depending on the information reported by the families and /or the needs of the families / landlords.

HCV PROGRAM MONTHLY ACTIVITY REPORT AUGUST 2022

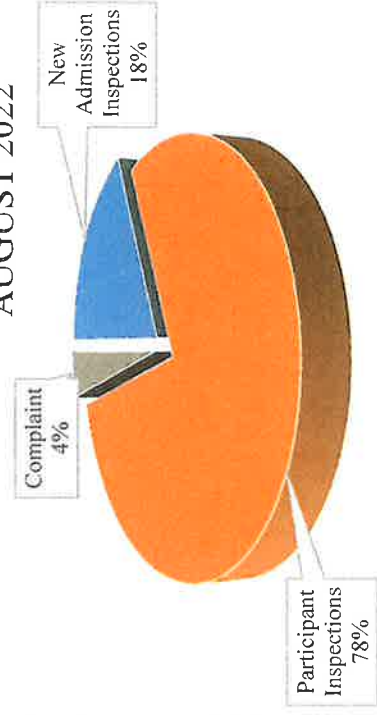
Month AUGUST	New Admissions 88	Certifications 185	Moves 34	Cancel 31	Interims 220	Total 558
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Month AUGUST	New Admission Inspections 88	Participant Inspections 384	Complaint 20
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AUGUST 2022



AUGUST 2022



**SEMAP REPORTS
TX034 Utilization Report**

	# Housed	# EOP	Utilization
	88	31	3080
ACC3 Units (enter only if change)			
UMA3	3070	3080	100.3%
UMLA			
ACTUAL Leased Units			3080
Monthly ABA1 Expended %			96.7%
Cumulative ABA1 Expended %			97.3%
Cumulative ABA1 Expended %			94.4%

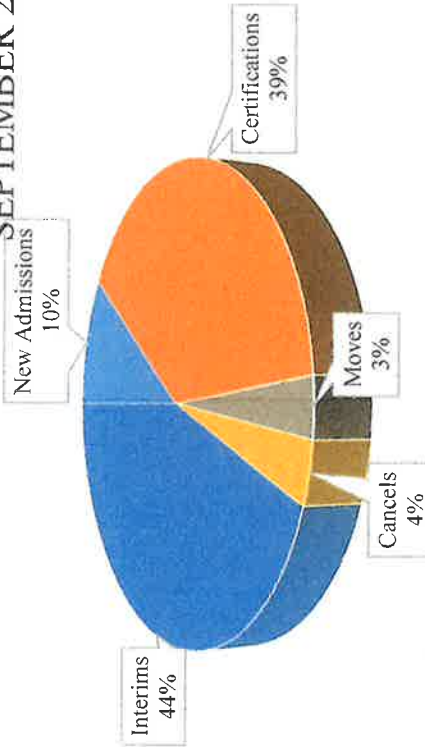
ABAI Annual Budget Authority (for HAP expenses in the HCV program)
ACC2 Annual Contributions Contract. Annual Contracts with Public Housing Authorities for payments toward rents. Financing debt service, and financing for modernization.
UMA3 Unit Months Available.
UMLA Unit Months Leased.

HCV PROGRAM MONTHLY ACTIVITY REPORT SEPTEMBER 2022

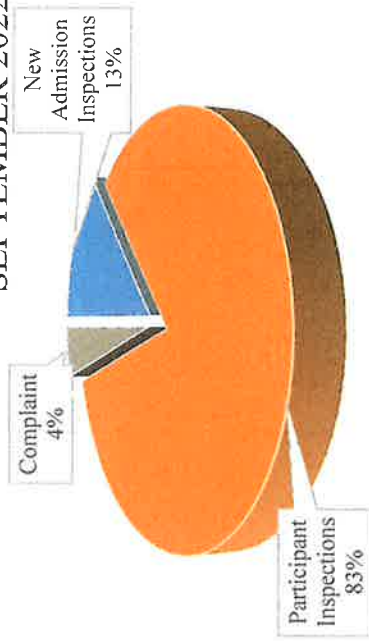
Month	New Admissions	Certifications	Moves	Interims	Total
SEPTEMBER	53	208	19	239	539

Month	New Admission Inspections	Participant Inspections	Complaint
SEPTEMBER	53	338	18

SEPTEMBER 2022



SEPTEMBER 2022



SEMAP REPORTS
TX034 Utilization Report

	# Housed	# EOP	Utilization
	53	20	3129
ACC₂ Units (enter only if change)			
ACTUAL Leased Units	3129	101.9%	105.1%
Monthly Expended			
Monthly Expended			
Cumulative Annual Expended			
Cumulative Annual Expended			
Cumulative ABA₁ Expended			
Cumulative ABA₁ Expended			
	3070	3129	101.9%
			105.1%
			97.8%
			95.6%

ABA1 Annual Budget Authority (for HAP expenses in the HCV program)
ACC2 Annual Contributions Contract. Annual Contracts with Public Housing Authorities for payments toward rents. Financing debt service, and financing for modernization.
UMA3 Unit Months Available.
UMIL4 Unit Months Leased.

“Bellbrook Estates”
Month Reporting September 2022

• **Property Narrative-None**

• **Physical Occupancy**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>e</i> Vacant Units	<i>c/b %</i> Gross Occupancy
3 Bedroom	100	100	0	1	99%

• **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	00	11
Move-outs	00	10
Evictions (included with move-outs)	00	00
Make-ready time (Avg. Days)	21	21
Lease-up time (Avg. Days)	7	7
Total Turnaround Time (Avg. Days)	21	21

• **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease/ Date (mm/dd/yy)	Application Approved and Waiting?
2454G	3	9.27.22	10.3.2022	YES

• **Annual Unit Inspections**

Total units to be inspected for the year	100
Number completed/start of month	08
Number inspected for the month	06
Number completed year to date	14
Total left to be inspected for the year	86

• **Lease Enforcements**

Lease warnings issued (72 Hour Vacate)	11
Lease infractions issued	00
Abandonment letters	00
30-day lease terminations	00
72-hour lease terminations	00

• **Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action

- **Non-Emergency Work Orders**

Beginning balance	00
Received	50
Closed	50
Ending Balance	00

- **Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	0
Completed within 24 hours	0	0
Percent completed within 24 hours	0	0
Total work orders for the year	530	

- **Rent Collections**

	This Month
Rent charges	\$97,710
Other charges	\$-12,029
Total new charges	\$85,561
Previous Month Balance	\$4,762
Total charges	\$90,443
Collections (Inactive Tenants)	\$0
End of Month Balance	\$ 5,037
Collection rate	94%

- **Delinquencies-End of Month**

OUTSTANDING ACCOUNTS	
Total number of households (Owes <.01)	07
Amount	\$5,037
Number under legal	0
Amount under legal	0

- **Other Comments/Notes:**

“Brittany Place Townhomes”
Month Reporting September 2022

- **Property Narrative-None**
- **Physical Occupancy-First of the Month**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>E</i> Vacant Units	<i>c/b %</i> Gross Occupancy
1 Bedroom	50	49	1	1	99%
2 Bedroom	16	16	0	0	100%
3 Bedroom	30	29	1	1	99%
Total	96	94	2	2	95%

- **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	01	13
Move-outs	00	10
Evictions (included with move-outs)	00	02
Make-ready time (Avg. Days)	21	21
Lease-up time (Avg. Days)	10	10
Total Turnaround Time (Avg. Days)	21	21

- **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease Date (mm/dd/yy)	Application Approved and Waiting?
3500 Normandy #4104	3	09/29/2022	10/12/2022	Y
3500 Normandy #5203	1	09/16/2022	10/01/2022	Y

- **Annual Unit Inspections**

Total units to be inspected for the year	96
Number completed/start of month	53
Number inspected for the month	05
Number completed year to date	58
Total left to be inspected for the year	38

- **Lease Enforcements**

Lease warnings issued (72 Hour Vacate)	03
Lease infractions issued	02
Abandonment letters	0
30-day lease terminations	0
72-Hour termination	0

- **Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action
Ashley Jones(1306)	Non-payment of rent	08/15/2022	Eviction granted

- **Non-Emergency Work Orders**

Beginning balance	02
Received	50
Closed	38
Ending Balance	12

- **Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	0
Completed within 24 hours	0	0
Percent completed within 24 hours	0	0
Total work orders for the year	422	

- **Rent Collections**

	This Month
Rent charges	\$75,305
Other charges	\$-5,170
Total new charges	\$70,135
Previous Month Balance	\$8,923
Total charges	\$79,058
Collections (Inactive Tenants)	\$0
End of Month Balance	\$9,785
Collection rate	88%

- **Delinquencies-End of Month**

OUTSTANDING ACCOUNTS	
Total number of households (Owes <.01)	13
Amount	\$9,785
Number under legal	0
Amount under legal	0

- **Other Comments/Notes**

“Lakeview Apartments”

Month Reporting July 2022

- **Property Narrative**

- **Physical Occupancy**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>e</i> Vacant Units	<i>c/b %</i> Gross Occupancy
1 Bedroom	18	15	3	3	84%
2 Bedroom	34	33	1	1	97%
3 Bedroom	34	31	3	3	91%
Total	86	79	7	7	92%

- **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	02	11
Move-outs	00	14
Evictions (included with move-outs)	00	05
Make-ready (Ave Day)	21	21
Lease-up time (Ave Days)	10	10
Total Turnaround Time (Ave Days)	21	21

- **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease Date (mm/dd/yy)	Application Approved and Waiting?
5200 Gulfway #601	1	8/10/2022	10/17/2022	Yes
5200 Gulfway #1301	2	06/30/2022	10/31/2022	Yes
5200 Gulfway #1503	3	06/15/2022	10/17/2022	Yes
5200 Gulfway #1201	1	07/30/2022	10/17/2022	Yes
5200 Gulfway #1605	3	10/21/2022	11/01/2022	Yes
5200 Gulfway #801	1	7/20/2022	09/01/2022	Yes
5200 Gulfway #1703	3	08/31/2022	09/15/2022	Yes

- **Annual Unit Inspections**

Total units to be inspected for the year	86
Number completed/start of month	10
Number inspected for the month	5
Number completed year to date	15
Total left to be inspected for the year	71

- **Lease Enforcements**

Lease warnings issued	0
Lease violations issued	2
Abandonment letters	0

30-day lease terminations	0
72-hour lease terminations	0

- Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action

- Non-Emergency Work Orders**

Beginning balance	03
Received	36
Completed	39
Ending Balance	00

- Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	0
Completed within 24 hours	0	0
Percent completed within 24 hours	0	0
Total work orders for the year	416	

- Rent Collections**

	This Month
Rent charges	\$36,314
Other charges	\$-6,698
Total new charges	\$29,616
Previous Month Ending Balance	\$9,875
Total charges	\$39,491
Collections (M/O's in Collections)	\$0
End of Month Balance	\$11,591
Collection rate	73%

- Delinquencies**

OUTSTANDING ACCOUNTS	
Total number of households	17
Amount	\$11,591
Number under legal up-to-date repayment agreement	00
Amount under legal up-to-date repayment agreement	00
Amount under legal (other than repayment agreement)	00

- Other Comments/Notes**

“O.W. Collins”
Month Reporting September 2022

• **Property Narrative-None**

• **Physical Occupancy**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>e</i> Vacant Units	<i>c/b</i> % Gross Occupancy
Efficiency	95	61	4	34	69%
1 Bedroom	100	78	4	22	80%
2 Bedroom	5	4	0	1	80%
Total	200	143	8	57	71.5%

• **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	1	12
Move-outs	4	39
Evictions (included with move-outs)	4	4
Make-ready time (Avg. Days)	5	5
Lease-up time (Avg. Days)	5	5
Total Turnaround Time (Avg. Days)	10	10

• **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease/Date (mm/dd/yy)	Application Approved and Waiting?
405	0	8/19/2022	9/2/2022	Pre app Alexander
238	1	8/02/2022	9/2/2022	Pre app Augustine
230	1	08/02/2022	9/9/2022	Pre app Jones
222	1	8/26/2022	9/9/2022	Pre app Holmes
426	1	8/10/2022	9/2/2022	
427	1	7/21/2022	9/2/2022	
109	0	7/26/2022	9/9/2022	Pre app Trepanier
432	1	8/26/2022	9/16/2022	
139	1	2/3/2022	9/16/2022	
106	0	9/2/2022	9/23/2022	
316	0	9/2/2022	9/23/2022	
525	1	07/26/2022	9/23/2022	
208	0	07/26/2022	9/30/2022	
334	1	9/9/2022	9/30/2022	
429	1	9/9/2022	9/30/2022	
531	2	9/16/2022	10/7/2022	
309	0	9/16/2022	10/7/2022	
510	0	9/23/2022	10/7/2022	
403	0	9/23/2022	10/14/2022	
507	0	9/30/2022	10/14/2022	

530	1	9/30/2022	10/14/2022
130	1	10/07/2022	10/21/2022
216	0	10/07/2022	10/21/22
535	1	10/14/2022	10/21/2022
537	1	10/14/2022	10/28/2022
416	0	10/21/2022	10/28/2022
313	0	10/21/2022	10/28/2022
308	0	10/28/2022	11/4/2022
410	0	10/28/2022	11/4/2022
402	0	11/4/2022	11/11/2022
121	1	11/4/2022	11/11/2022
338	1	11/11/2022	11/18/2022
118	0	11/11/2022	11/18/2022
203	0	11/18/2022	11/25/2022
506	0	11/18/2022	11/25/2022
112	0	11/25/2022	12/02/2022
512	0	11/25/2022	12/02/2022
108	0	12/2/2022	12/09/2022
205	0	12/2/2022	12/09/2022
304	0	12/9/2022	12/16/2022
327	1	12/9/2022	12/16/2022
430	1	12/16/2022	12/30/2022
514	0	12/16/2022	12/30/2022
114	0	12/30/2022	01/06/2023
200	0	12/30/2022	01/06/2023
211	0	01/6/2023	01/13/2023
310	0	01/06/2023	01/13/2023
333	1	01/13/2023	01/20/2023
418	0	01/13/2023	01/20/23
526	1	1/20/2023	01/27/23
401	0	1/20/2023	01/27/23
419	1	1/27/2023	02/03/2023

• **Annual Unit Inspections**

Total units to be inspected for the year	200
Number completed/start of month	0
Number inspected for the month	0
Number completed year to date	200
Total left to be inspected for the year	0

• **Lease Enforcements**

Lease warnings issued (72 Hour Vacate)	9
Lease infractions issued	0
Abandonment letters	0
30-day lease terminations	1
72-hour lease terminations	0

- **Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action
Doris Elaine Barriere	Nonpayment of rent	8-1-22	eviction
Lionel Laurent	Nonpayment of rent	8-1-22	eviction
Naga Luu	Housekeeping/ bedbug issue	9-1-22	eviction
Robert Ely	Nonpayment of rent	8-1-22	eviction

- **Non-Emergency Work Orders**

Beginning balance	18
Received	24
Closed	24
Ending Balance	17

- **Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	50
Completed within 24 hours	0	50
Percent completed within 24 hours	100	100
Total work orders for the year	50	

- **Rent Collections**

	This Month
Rent charges	\$35950.00
Other charges	\$0.00
Total new charges	\$2722
Previous Month Balance	\$28014
Total charges	\$0.00
Collections (Inactive Tenants)	\$0.00
End of Month Balance	38,672
Collection rate	87.8%

- **Delinquencies-End of Month**

OUTSTANDING ACCOUNTS	
Total number of households (Owes <.01)	6
Amount	\$7181.00
Number under legal	6
Amount under legal	\$7181.00

- **Other Comments/Notes:**

“Park Central”
Month Reporting September 2022

• **Property Narrative-None**

• **Physical Occupancy**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>e</i> Vacant Units	<i>c/b %</i> Gross Occupancy
3 Bedroom	80	74			
2 Bedroom	68	65			
1 Bedroom	36	34			
Total	184	173	10	15	91.80%

• **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	1	18
Move-outs	7	28
Evictions (included with move-outs)	2	5
Make-ready time (Avg. Days)	11	14
Lease-up time (Avg. Days)	30	14
Total Turnaround Time (Avg. Days)	28	28

• **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease/ Date (mm/dd/yy)	Application Approved and Waiting?
8580 Park Central Blvd #911	3	10/21/2022		No applicant
8580 Park Central Blvd #2124	1	10/21/2022	10/21/2022	No
8580 Park Central Blvd # 2510	3	Ready	10/17/2022	Yes
8580 Park Central Blvd #1512	3	10/21/2022	10/20/2022	No (compliance)
8580 Park Central Blvd # 1023	2	Ready	10/21/2022	No (compliance)
8580 Park Central Blvd # 1612	3	Ready	10/18/2022	No (compliance)
8580 Park Central Blvd #210	3	10/21/2022		No applicant
8580 Park Central Blvd #1211	3	10/14/2022		No applicant
8580 Park Central Blvd # 1912	1	Ready		No applicant
8580 Park Central Blvd # 124	3	Ready	10/18/2022	No (compliance)
8580 Park Central Blvd # 612	2	Ready	10/21/2022	Yes, Transfer
8580 Park Central Blvd # 214	3	Ready		No applicant
8580 Park Central Blvd # 2410	3	Ready		No applicant
8580 Park Central Blvd # 2914	2	10/16/2022		No applicant
8580 Park Central Blvd #913	3	Ready		No applicant

- **Annual Unit Inspections**

Total units to be inspected for the year	184
Number completed/start of month	10
Number inspected for the month	10
Number completed year to date	80
Total left to be inspected for the year	84

- **Lease Enforcements**

Lease warnings issued (72 Hour Vacate)	0
Lease infractions issued	3
Abandonment letters	0
30-day lease terminations	1
72-hour lease terminations	0

- **Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action

- **Non-Emergency Work Orders**

Beginning balance	0
Received	33
Closed	20
Ending Balance	13

- **Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	0
Completed within 24 hours	0	0
Percent completed within 24 hours	0	0
Total work orders for the year	0	

- **Rent Collections**

	This Month
Rent charges	\$122,500
Other charges	\$0.00
Total new charges	\$0.00
Previous Month Balance	\$0
Total charges	\$122,500
Collections (Inactive Tenants)	\$7,121.08
End of Month Balance	\$0
Collection rate	0.33%

- **Delinquencies-End of Month**

OUTSTANDING ACCOUNTS	
Total number of households (Owes <.01)	16
Amount	0
Number under legal	0
Amount under legal	0

- **Other Comments/Notes:**

“Valley View Apartments”
 Month Reporting September 2022

- **Property Narrative**
- **Physical Occupancy**

<i>a</i> Unit Type	<i>b</i> Total Units	<i>c</i> Occupied Units	<i>d</i> Make Ready	<i>e</i> Vacant Units	<i>c/b %</i> Gross Occupancy
1 Bedroom	32	32	00	00	100%
2 Bedroom	58	57	01	01	98 %
3 Bedroom	58	51	07	07	88%
Total	148	140	08	08	95%

- **Move-Ins, Move-Outs, and Unit Turnaround Time**

	This Month	Year-to-Date
Move-ins	02	26
Move-outs	00	31
Evictions (included with move-outs)	00	09
Make-ready (Ave Days)	21	21
Lease-up time (Ave. Days)	10	10
Total Turnaround Time (Ave. Days)	21	21

- **List All Vacant Units and their Status**

Address	Bdrm	Projected Ready Date (mm/dd/yy)	Anticipated Lease Date (mm/dd/yy)	Application Approved and Waiting?
5801 Twin City Hwy #903	3	10/17/2022	10/21/2022	Make ready
5801 Twin City Hwy #902	3	09/13/2022	10/11/2022	Applicant pending
5801 Twin City Hwy #1002	3	09/9/2022	10/19/2022	Applicant pending
5801 Twin City Hwy #2504	2	10/22/2022	10/30/2022	Make ready/contractor
5801 Twin City Hwy #302	3	10/14/2022	10/20/2022	Make ready
5801 Twin City Hwy #103	3	09/12/2022	10/03/2022	occupied
5801 Twin City Hwy #1403	3	10/20/2022	10/30/2022	Make ready
5801 Twin City Hwy #1902	3	10/19/2022	10/25/2022	Make ready

- **Annual Unit Inspections**

Total units to be inspected for the year	148
Number completed/start of month	122
Number inspected for the month	7
Number completed year to date	129
Total left to be inspected for the year	19

- **Lease Enforcements**

Lease warnings issued	25
Lease violations issued	01
Abandonment letters	00
30-day lease terminations	00
72-hour lease terminations	00

• **Evictions**

List all tenants on formal eviction/court summons, then all households for whom a judgment was issued, the date of the judgment and the action (dismissal, eviction, etc.)

Resident Name	Reason (30-day/72-hour)	Summons Date	Judgment Action

• **Non-Emergency Work Orders**

Beginning balance	05
Received	59
Closed	64
Ending Balance	00

• **Emergency Work Orders**

	This Month	Year-to-Date
Requested	0	0
Completed within 24 hours	0	0
Percent completed within 24 hours	0	0
Total work orders for the year	958	

• **Rent Collections**

	This Month
Rent charges	\$118,308
Other charges	\$-8,309
Total new charges	\$109,999
Previous Month Ending Balance	\$19,720
Total charges	\$129,720
Collections (Inactive tenants)	\$0
End of Month Balance	\$18,998
Collection rate	85%

• **Delinquencies**

OUTSTANDING ACCOUNTS	
Total number of households	30
Amount	\$18,998
Amount under legal (other than repayment agreement)	0



COMMISSIONERS:
 ROBERT REID, CHAIRMAN
 MELVIN GETWOOD, PhD VICE-CHAIRMAN
 BART BRAGG
 CLEVELAND KEAL
 DEBRA AMBROISE

EXECUTIVE DIRECTOR
 CELE QUESADA

October 24, 2022

**PIC SUBMISSION
 DELINQUENCY REPORT
 As of September 30, 2022
 Field Office Code: 6EPH**

**Field Office Name: HOUSTON AREA OFFICE REPORT
 Effective Dates Included: June 1, 2021 – September 30, 2022**

HA Name	HA FYE	Program Type	ACC Units	VMS Units Leased	As of (MM/YY)	Port Outs	Port Ins
Port Arthur Housing Authority	09/30	Public Housing	0				
Port Arthur Housing Authority	09/30	Voucher Funded Assistance	3079	2906	08/22	47	0

HA Code	50058 Required	50058 Received	Difference	Reporting Rate	Last Month	Last 3 Months	Last 6 Months
TX034	0	0	0	0	0	0	0
TX034	2859	3161	-302	110.56	735	1791	2472

A PHA uses this report to monitor its monthly Form HUD-50058 submission and resulting reporting rate. The reporting rate reflected in the Delinquency Report as of the Public Housing Agency's (PHA's) fiscal year end is used by HUD for the Section Eight Management Assessment Program (SEMAP) scoring (Voucher-Funded Assistance only) or for potential Public Housing and Voucher-Funded Assistance sanctions.



**Port Arthur Police Dept
All Calls For Service For
Bell Brook Estates**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/01/2022 6:49:10PM	2400 Guzman Dr		Community Policing	Comm Policing
08/04/2022 5:40:27PM	2441 Guzman Dr		Auto Burg	Inf Rec/No Rpt
08/04/2022 6:28:18PM	2400 Guzman Dr		Misc Call For Service	Assnmt Complete
08/05/2022 10:11:30PM	2445 Julian Dr		Suspicious Activity/Person	Checks Ok
08/11/2022 8:39:42AM	2449 Julian Dr		Disturbance	Refer to File
08/13/2022 11:37:10AM	2460 Julian Dr		Burglary	Offense Report
08/17/2022 4:46:40PM	2466 Guzman Dr		Check On Welfare	Checks Ok
08/20/2022 12:41:05AM	2405 Julian Dr	5484850	Suspicious Activity/Person	Checks Ok
08/20/2022 3:12:26AM	2481 Julian Dr		Check On Welfare	Checks Ok
08/27/2022 1:57:16PM	2466 Guzman Dr		Assault	Gone on Arrival
08/30/2022 10:08:54PM	2476 Julian Dr		Disturbance	Settled
Total CFS:				11



**Port Arthur Police Dept
All Calls For Service For
Bell Brook Estates**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/02/2022 4:29:52PM	2400 Guzman Dr		Hazardous Condition	Subject Located
09/10/2022 4:51:37AM	2470 Guzman Dr		Check On Welfare	Checks Ok
09/13/2022 3:38:15PM	2481 Warren Way		Burglary	Inf Rec/No Rpt
09/17/2022 4:36:57PM	2400 Guzman Dr		Reckless Driver	Settled
09/18/2022 11:29:16AM	2423 Guzman Dr		Found Property	Inf Rec/No Rpt
09/19/2022 10:15:47PM	2422 Guzman Dr		Followup	Disregard Call
09/21/2022 9:58:36AM	2422 Guzman Dr		Followup	Assnmt Complete
09/23/2022 3:28:43PM	2438 Guzman Dr		Family Disturbance	Settled
Total CFS:				8

**BELLBROOK ESTATES
SEPTEMBER & OCTOBER 2022**

Date	Unit	Activity	Response
8/1/2022	2400G	Community Policing	Community Policing the Property
8/4/2022	2441G	Auto Burglary	Broke into tenant vehicle Inf Rec/No Rpt
8/4/2022	2400G	Misc Call for Service	Boys speeding through the property on 4 wheelers Assmnt Complete
8/5/2022	2445J	Supicious Activity	Young boys hanging outside her unit Checks OK
8/11/2022	2449J	Disturbance	Tenant cursed at a tenant that lives out here. Refer to File
8/13/2022	2460J	Burglary	Broke into tenant vehicle Offense Report
8/17/2022	2466G	Check on Welfare	Dropped daughter off Checks Ok
8/20/2022	2405J	Suspicious Activity	Tenant called vehicles playing loud music & boxing at Basketball Court by the time cops came Checks OK
8/20/2022	2481J	Check on Welfare	A lot of kids were outside in front of her unit siiting on electrical boxes & cursing Checks OK
8/27/2022	2466G	Assault	Cops wasn't called out to her home (wrong adress) Gone on Arrival
8/30/2022	2476J	Distrubance	Altercation with someone that doesn't live on the property Settled
9/2/2022	2400G	Hazardous Condition	Black 4 wheeler speeding/popping wheels & donouts in the grass behindhouses cops talk with kid that doesn't live on the property Subject Located
9/10/2022	2470G	Check on Welfare	Some Fake texing app -robo call asking for info. Checks OK
9/13/2022	2481W	Burglary	Someone tried to pry her door open; we boarded it up Inf Rec/No Rpt
9/17/2022	2400G	Reckless Driver	Speeding down Guzman riding on sidewalk of the property Settled
9/18/2022	2423G	Found Property	Gun by tenants garbage can called cops it was an BB gun Inf Rec/No Rpt
9/19/2022	2422G	Follow-up	Cops looking for previous tenants N/A Disregard Call
9/21/2022	2422G	Follow-up	Cops looking for previous tenants left card N/A Assessment Complete
9/23/2022	2438G	Family Disturbance	Son had another melt down called cops Settled



**Port Arthur Police Dept
All Calls For Service For
Brittany Place Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/22/2022 8:59:38AM	3500 Normandy Ave	1301	Family Disturbance	Settled
08/27/2022 9:09:04PM	3500 Normandy Ave	5201	Check On Welfare	Checks Ok

Total CFS: 2



**Port Arthur Police Dept
All Calls For Service For
Brittany Place Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/03/2022 11:29:10AM	3500 Normandy Ave	3103	Theft/Shoplifter/Driveoff	Offense Report
09/08/2022 8:26:15AM	3500 Normandy Ave	1305	Disturbance	Settled
09/11/2022 7:06:00AM	3500 Normandy Ave	7208	Assault	Offense Report
09/17/2022 5:36:47AM	3500 Normandy Ave	1203	Disturbance	Disregard Call
09/17/2022 6:07:19AM	3500 Normandy Ave	1203	Disturbance	Settled
09/22/2022 4:05:27AM	3500 Normandy Ave		Check On Rounds	Checks Ok
09/24/2022 1:31:07AM	3500 Normandy Ave	3103	Suspicious Activity/Perso	Checks Ok

Total CFS: 7



**Port Arthur Police Dept
All Calls For Service For
Lakeview Palms**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/04/2022 5:32:09PM	5200 Gulfway Dr	1302	Disturbance	Settled
08/07/2022 9:46:42PM	5200 Gulfway Dr	1303	Check On Welfare	Subject Located
08/16/2022 11:29:28AM	5200 Gulfway Dr		Followup	In Service
08/18/2022 3:14:49AM	5200 Gulfway Dr		Check On Rounds	Checks Ok
08/19/2022 11:07:45PM	5200 Gulfway Dr	1303	Check On Welfare	Checks Ok
08/20/2022 5:41:38AM	5200 Gulfway Dr	1303	Loud Noise / Music	Quieted
08/21/2022 9:19:55PM	5200 Gulfway Dr	502	Person W/Gun/Weapon	Unfounded
08/25/2022 4:39:42AM	5200 Gulfway Dr		Check On Rounds	Checks Ok
08/25/2022 11:57:49AM	5200 Gulfway Dr	1303	Check On Welfare	Checks Ok
08/25/2022 11:05:08PM	5200 Gulfway Dr		Shots Fired	Unable to Loc
08/26/2022 2:33:01AM	5200 Gulfway Dr	502	Deadly Conduct	Offense Report
08/26/2022 8:30:59PM	5200 Gulfway Dr	504	Family Disturbance	Settled
08/28/2022 6:31:23PM	5200 Gulfway Dr		Disturbance	Settled

Total CFS: 13



**Port Arthur Police Dept
All Calls For Service For
Lakeview Palms**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/10/2022 9:40:13PM	5200 Gulfway Dr	1405	Missing Person	Subject Located
09/11/2022 9:19:08AM	5200 Gulfway Dr	1002	Attempt To Locate	Unable to Loc
09/11/2022 10:31:45AM	5200 Gulfway Dr		Followup	Unable to Loc
09/13/2022 5:27:29PM	5200 Gulfway Dr	1205	Harassment/Threats	Settled
09/14/2022 7:59:20PM	5200 Gulfway Dr	1303	Check On Welfare	Subject Located
09/18/2022 4:58:03PM	5200 Gulfway Dr		Vice Related Activity	Unable to Loc
09/21/2022 5:25:31AM	5200 Gulfway Dr	1002	Misc Call For Service	Assnmt Complete
09/22/2022 10:02:00PM	5200 Gulfway Dr	9627858	Auto Burg	Inf Rec/No Rpt

Total CFS: 8



Port Arthur Police Dept
All Calls For Service For
Legacy Senior Homes



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/08/2022 2:04:30PM	3225 Lake Arthur Dr	2203	Check On Welfare	Checks Ok
08/09/2022 7:29:48AM	3225 Lake Arthur Dr	Plot	Class C Charge	Citation Issued
Total CFS:				2



Port Arthur Police Dept
All Calls For Service For
Legacy Senior Homes



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/08/2022 1:43:13PM	3225 Lake Arthur Dr	2203	Check On Welfare	Checks Ok
09/20/2022 10:51:32AM	3225 Lake Arthur Dr	2101	Theft/Shoplifter/Driveoff	See Blotter
Total CFS:				2



Port Arthur Police Dept
All Calls For Service For
O W Collins Apts



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/02/2022 10:30:55AM	4440 Gulfway Dr		Disturbance	Settled
08/02/2022 4:26:52PM	4440 Gulfway Dr		Check On Rounds	Check on Rounds
08/02/2022 4:38:09PM	4440 Gulfway Dr		Trespassing	Offense Report
08/03/2022 10:49:13AM	4440 Gulfway Dr		Harassment/Threats	See Blotter
08/03/2022 3:38:02PM	4440 Gulfway Dr		Disturbance	Gone on Arrival
08/03/2022 9:57:38PM	4440 Gulfway Dr	500	Vice Related Activity	Gone on Arrival
08/03/2022 10:15:24PM	4440 Gulfway Dr		Check On Rounds	Checks Ok
08/04/2022 3:29:52PM	4440 Gulfway Dr	323	Vice Related Activity	Unfounded
08/05/2022 2:35:28AM	4440 Gulfway Dr		Person W/Gun/Weapon	Unable to Loc
08/06/2022 12:47:42PM	4440 Gulfway Dr	325	Assault	Offense Report
08/09/2022 8:59:32AM	4440 Gulfway Dr		Trespassing	Offense Report
08/09/2022 1:57:17PM	4440 Gulfway Dr		Suspicious Activity/Person	Checks Ok
08/10/2022 7:03:59PM	4440 Gulfway Dr		Warrant Service	Prsnr In Custdy
08/12/2022 8:54:53AM	4440 Gulfway Dr		Trespassing	Subject Located
08/12/2022 9:49:24AM	4440 Gulfway Dr		Trespassing	Subject Located
08/12/2022 5:20:02PM	4440 Gulfway Dr	113	Theft/Shoplifter/Driveoff	Offense Report
08/14/2022 7:24:43AM	4440 Gulfway Dr	237	Misc Call For Service	Inf Rec/No Rpt
08/14/2022 11:21:33AM	4440 Gulfway Dr		Public Intoxication	Subject Located
08/16/2022 5:08:28PM	4440 Gulfway Dr		Disturbance	Checks Ok
08/16/2022 6:10:39PM	4440 Gulfway Dr		Loud Noise / Music	Quieted
08/17/2022 7:47:44AM	4440 Gulfway Dr		Trespassing	Offense Report
08/17/2022 9:37:12AM	4440 Gulfway Dr		Disturbance	Gone on Arrival
08/17/2022 12:32:46PM	4440 Gulfway Dr		Disturbance	Unable to Loc
08/17/2022 3:56:52PM	4440 Gulfway Dr		Person W/Gun/Weapon	Subject Located
08/17/2022 4:48:30PM	4440 Gulfway Dr		Person W/Gun/Weapon	Gone on Arrival
08/18/2022 3:50:12AM	4440 Gulfway Dr		Check On Rounds	Checks Ok
08/21/2022 7:34:40PM	4440 Gulfway Dr		Harassment/Threats	Unfounded
08/22/2022 10:23:23AM	4440 Gulfway Dr		Disturbance	Unable to Loc
08/22/2022 3:04:23PM	4440 Gulfway Dr	326	Auto Burg	Inf Rec/No Rpt
08/23/2022 2:53:54PM	4440 Gulfway Dr		Disturbance	Gone on Arrival
08/24/2022 5:05:18PM	4440 Gulfway Dr		Disturbance	Settled
08/24/2022 6:00:43PM	4440 Gulfway Dr		Check On Rounds	Checks Ok
08/25/2022 3:52:58AM	4440 Gulfway Dr		Check On Rounds	Checks Ok
08/25/2022 10:45:00AM	4440 Gulfway Dr		Trespassing	Gone on Arrival
08/26/2022 4:11:15PM	4440 Gulfway Dr		Check On Rounds	Check on Rounds
08/26/2022 7:28:04PM	4440 Gulfway Dr		Check On Rounds	Check on Rounds
08/27/2022 11:22:48PM	4440 Gulfway Dr	419	Disturbance	Settled
08/27/2022 11:49:57PM	4440 Gulfway Dr	419	Disturbance	Settled
08/28/2022 2:29:06AM	4440 Gulfway Dr	500	Disturbance	Settled
08/28/2022 9:20:08AM	4440 Gulfway Dr	419	Check On Welfare	Checks Ok
08/28/2022 3:15:40PM	4440 Gulfway Dr	419	Check On Welfare	Checks Ok
08/29/2022 5:01:29AM	4440 Gulfway Dr	232	Family Disturbance	Gone on Arrival
08/29/2022 4:05:29PM	4440 Gulfway Dr		Disturbance	Settled
08/29/2022 4:59:25PM	4440 Gulfway Dr	419	Disturbance	Settled
08/29/2022 5:46:10PM	4440 Gulfway Dr	419	Trespassing	Offense Report
08/30/2022 3:43:26AM	4440 Gulfway Dr	339	Assault	Unable to Loc
08/30/2022 12:05:21PM	4440 Gulfway Dr		Disturbance	Assnmt Complete

Total CFS: 47



**Port Arthur Police Dept
All Calls For Service For
O W Collins Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/01/2022 7:54:30AM	4440 Gulfway Dr		Misc Call For Service	Assnmt Complete
09/01/2022 9:19:50AM	4440 Gulfway Dr		Trespassing	Offense Report
09/02/2022 8:22:25AM	4440 Gulfway Dr		Followup	Assnmt Complete
09/05/2022 6:06:17PM	4440 Gulfway Dr	237	Disturbance	Settled
09/06/2022 9:48:36AM	4440 Gulfway Dr		Disturbance	Settled
09/06/2022 5:14:03PM	4440 Gulfway Dr		Disturbance	Settled
09/07/2022 2:40:42PM	4440 Gulfway Dr		Community Policing	Comm Policing
09/07/2022 8:52:02PM	4440 Gulfway Dr	534	Check On Welfare	Checks Ok
09/08/2022 3:41:33AM	4440 Gulfway Dr	232	Suspicious Activity/Person	Gone on Arrival
09/08/2022 4:14:33AM	4440 Gulfway Dr	FRONT	Disturbance	Settled
09/09/2022 7:42:12AM	4440 Gulfway Dr		Disturbance	Settled
09/09/2022 10:04:16AM	4440 Gulfway Dr	419	Disturbance	Unfounded
09/10/2022 1:27:22PM	4440 Gulfway Dr		Community Policing	Comm Policing
09/11/2022 4:06:53PM	4440 Gulfway Dr	237	Disturbance	Disregard Call
09/12/2022 3:49:02PM	4440 Gulfway Dr	322	Theft/Shoplifter/Driveoff	Disregard Call
09/15/2022 12:15:56AM	4440 Gulfway Dr	522	Disturbance	Settled
09/15/2022 4:53:01AM	4440 Gulfway Dr		Disturbance	Settled
09/15/2022 9:40:16PM	4440 Gulfway Dr	422	Disturbance	Unable to Loc
09/17/2022 5:34:41PM	4440 Gulfway Dr	538	Check On Welfare	Checks Ok
09/19/2022 1:29:22PM	4440 Gulfway Dr		Disturbance	Assnmt Complete
09/19/2022 11:39:32PM	4440 Gulfway Dr	513	Vice Related Activity	Unfounded
09/21/2022 5:08:19PM	4440 Gulfway Dr		Trespassing	Gone on Arrival
09/23/2022 1:38:44PM	4440 Gulfway Dr		Theft/Shoplifter/Driveoff	See Blotter
09/24/2022 12:32:19AM	4440 Gulfway Dr		Suspicious Activity/Person	Assnmt Complete
09/26/2022 7:58:35PM	4440 Gulfway Dr	115	Loud Noise / Music	Quieted
09/29/2022 8:53:47PM	4440 Gulfway Dr	330	Loud Noise / Music	Quieted
09/30/2022 1:49:43AM	4440 Gulfway Dr		Trespassing	Offense Report
09/30/2022 3:13:44PM	4440 Gulfway Dr		Followup	Assnmt Complete
09/30/2022 11:11:02PM	4440 Gulfway Dr	527	Suspicious Activity/Person	Gone on Arrival

Total CFS: 29

O.W. COLLINS
SEPTEMBER & OCTOBER 2022

Date	Unit	Activity	Response
08/2/2022		Disturbance	called to have a person that dose not live here removed from property
08/2/2022		check on rounds	The office was not notified
08/2/2022		trespassing	called to have a person that dose not live here removed from property
08/3/2022		harassment/Threats	staff was threatened by non residents for trespassing them
08/3/2022		Disturbance	called to have a person that dose not live here removed from property
08/3/2022	500	vice related activity	The office was closed at this time and was not informed
08/3/2022		check on rounds	The office was closed at this time and was not informed
08/4/2022	323	vice related activity	The office was not notified
08/5/2022		person W/Gun/Weapon	The office called because a non resident was walking the halls with a machete
08/6/2022	325	Assault	The office was not notified
08/9/2022		trespassing	called to have a person that dose not live here removed from property
08/9/2022		suspicious activity/person	The non resident that had the machete was back walking property call to have him removed
08/10/2022		warrant service	the office was closed at this time and was not informed
08/12/2022		trespassing	called to have a person that dose not live here removed from property
08/12/2022		trespassing	called to have a person that dose not live here removed from property
08/12/2022	113	theft/shoplifter/driveoff	The office was closed at this time and was not informed
08/14/2022	237	misc call for service	The office was closed at this time and was not informed
08/14/2022		public intoxication	The office was closed at this time and was not informed
08/16/2022		Disturbance	haning out in them.
08/16/2022		loud noise/music	The office was closed at this time and was not informed
08/17/2022		trespassing	called to have a person that dose not live here removed from property
08/17/2022		Disturbance	called to have a person that dose not live here removed from property
08/17/2022		Disturbance	called to have a person that dose not live here removed from property
08/17/2022		person W/Gun/Weapon	have him removed
08/17/2022		person W/Gun/Weapon	have him removed
08/18/2022		check on rounds	The office was closed at this time and was not informed
08/21/2022		harassment/threats	The office was closed at this time and was not informed
08/22/2022		Disturbance	called to have a person that dose not live here removed from property
08/22/2022		326	& it was stolen
08/23/2022		Disturbance	called to have a person that dose not live here removed from property
08/24/2022		Disturbance	office called to have gazebo cleared as there were a lot of non residents haning out in them.
08/24/2022		check on rounds	The office was closed at this time and was not informed
08/25/2022		check on rounds	the office was closed at this time and was not informed
08/25/2022		trespassing	called to have a person that dose not live here removed from property
08/26/2022		check on rounds	The office was not notified
8/26/2022		check on rounds	The office was closed at this time and was not informed
8/27/2022	419	Disturbance	The office was closed at this time and was not informed
8/27/2022	419	Disturbance	The office was closed at this time and was not informed
8/28/2022	500	Disturbance	The office was closed at this time and was not informed
8/28/2022	419	check on welfare	The office was closed at this time and was not informed
8/28/2022	419	check on welfare	The office was closed at this time and was not informed
8/29/2022	232	Family Disturbance	resident informed they called the police as family member was banging on there door
8/29/2022		Family Disturbance	called to have a person that dose not live here removed from property
8/29/2022	419	Family Disturbance	a guest of resident was causing issues

8/29/2022	419	tresspassing	office had the guest of resident tresspassed
8/30/2022	339	Assault	The office was closed at this time and was not informed
8/30/2022		Disturbance	called to have a person that dose not live here removed from property
9/1/2022		misc call for service	office called to have gazebo cleared as there were a lot of non residents haning out in them.
9/1/2022		tresspassing	called to have a person that dose not live here removed from property
9/2/2022		follow up	office was not infromed
9/5/2022	237	Disturbance	office was closed at this time and was not informed
9/6/2022		Disturbance	called to have a person that dose not live here removed from property
9/6/2022		Disturbance	office called to have gazebo cleared as there were a lot of non residents haning out in them.
9/7/2022		community policing	office was not informed
9/7/2022	534	check on welfare	office was closed at this time and was not informed
9/8/2022	232	suspicious activity/person	tenant called cops on someone trying to get in apartment
9/8/2022	front	suspicious activity/person	The office was closed at this time and was not informed
9/9/2022		Disturbance	office called to have gazebo cleared as there were a lot of non residents haning out in them.
9/9/2022	419	Disturbance	office called because they were informed someone was staying in recently moved out apartment.
9/10/2022		community policing	office was closed at this time and was not informed
9/11/2022	237	Disturbance	office was closed at this time and was not informed
9/12/2022	322	theft/shoplifter/driveoff	tenant called cops because he thought his item was stolen it was found.
9/15/2022	522	Disturbance	office was closed at this time and was not informed
9/15/2022		Disturbance	office was closed at this time and was not informed
9/15/2022	422	Disturbance	office was not informed
9/17/2022	538	check on welfare	office was closed at this time and was not informed
9/19/2022		Disturbance	office called to have gazebo cleared as there were a lot of non residents haning out in them.
9/19/2022	513	vice related activity	office was closed at this time and was not informed
9/21/2022		tresspassing	called to have a person that dose not live here removed from property
9/23/2022		theft/shoplifter/driveoff	The office was not notified
9/24/2022		suspicious activity/person	The office was closed at this time and was not informed
9/26/2022	115	loud noise/music	office was closed at this time and was not informed
9/29/2022	330	loud noise/music	office was closed at this time and was not informed
9/30/2022		tresspassing	office was closed, police were here for after hour security
9/30/2022		follow up	came to pick up paperwork for tesspassing
9/30/2022	527	suspicious activity/person	office was closed at this time and was not informed



**Port Arthur Police Dept
All Calls For Service For
Park Central Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/03/2022 2:00:40AM	8580 Park Central Blvd		Check On Rounds	Checks Ok
08/03/2022 9:49:37PM	8580 Park Central Blvd	1611	Disturbance	Settled
08/04/2022 8:16:31PM	8580 Park Central Blvd	911	Reckless Driver	Subject Located
08/12/2022 7:40:59PM	8580 Park Central Blvd	912	Criminal Mischief	Inf Rec/No Rpt
08/13/2022 12:58:14PM	8580 Park Central Blvd	1815	Misc Call For Service	Referred to
08/13/2022 9:14:19PM	8580 Park Central Blvd	5273727	Shots Fired	Unable to Loc
08/13/2022 11:30:30PM	8580 Park Central Blvd	5273727	Check On Rounds	Checks Ok
08/14/2022 10:10:51AM	8580 Park Central Blvd	3212	Check On Welfare	Referred to
08/15/2022 10:50:50AM	8580 Park Central Blvd	2712	Disturbance	Settled
08/15/2022 11:35:42AM	8580 Park Central Blvd	2714	Misc Call For Service	Assnmt Complete
08/16/2022 7:25:29AM	8580 Park Central Blvd	2714	Criminal Mischief	Inf Rec/No Rpt
08/16/2022 10:19:30AM	8580 Park Central Blvd	2714	Criminal Mischief	Inf Rec/No Rpt
08/17/2022 4:23:32PM	8580 Park Central Blvd		Suspicious Activity/Person	Unable to Loc
08/21/2022 11:56:50AM	8580 Park Central Blvd	114	Disturbance	Settled
08/24/2022 6:13:07PM	8580 Park Central Blvd	2613	Accident Minor/Major	Inf Rec/No Rpt
08/25/2022 10:43:14AM	8580 Park Central Blvd	911	Check On Welfare	Referred to
08/27/2022 12:36:53PM	8580 Park Central Blvd	2714	Disturbance	Settled
08/27/2022 6:31:56PM	8580 Park Central Blvd	5273727	Check On Rounds	Comm Policing
08/30/2022 9:52:20AM	8580 Park Central Blvd	611	Disturbance	Settled
08/31/2022 6:38:26PM	8580 Park Central Blvd	711	Violation Of Court Order	Offense Report

Total CFS: 20



**Port Arthur Police Dept
All Calls For Service For
Park Central Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/01/2022 2:43:41PM	8580 Park Central Blvd	711	Disturbance	Settled
09/02/2022 7:09:52AM	8580 Park Central Blvd	3013	Disturbance	Settled
09/02/2022 3:23:16PM	8580 Park Central Blvd	713	Disturbance	Disregard Call
09/02/2022 3:46:23PM	8580 Park Central Blvd	711	Violation Of Court Order	Offense Report
09/02/2022 9:23:41PM	8580 Park Central Blvd	711	Misc Call For Service	Assnmt Complete
09/03/2022 9:02:49PM	8580 Park Central Blvd	911	Shots Fired	Unable to Loc
09/05/2022 10:13:36AM	8580 Park Central Blvd	110	Criminal Mischief	Inf Rec/No Rpt
09/06/2022 11:12:20PM	8580 Park Central Blvd		Check On Rounds	Checks Ok
09/08/2022 12:33:06PM	8580 Park Central Blvd		Burglary	Referred to
09/09/2022 12:49:10PM	8580 Park Central Blvd	3110	Asst Public/Civ Stand By	Assnmt Complete
09/09/2022 1:26:25PM	8580 Park Central Blvd	1010	Disturbance	Disregard Call
09/12/2022 12:21:29AM	8580 Park Central Blvd	711	Check On Welfare	Checks Ok
09/16/2022 12:22:47AM	8580 Park Central Blvd	2122	Suspicious Activity/Person	Checks Ok
09/18/2022 2:32:14PM	8580 Park Central Blvd	812	Disturbance	Settled
09/19/2022 2:00:49PM	8580 Park Central Blvd	5273727	Disturbance	Settled
09/22/2022 8:54:19AM	8580 Park Central Blvd	1020	Followup	Assnmt Complete
09/23/2022 4:33:43PM	8580 Park Central Blvd		Community Policing	Comm Policing
09/23/2022 6:29:45PM	8580 Park Central Blvd	2211	Harassment/Threats	Inf Rec/No Rpt

Total CFS: 18

PARK CENTRAL APARTMENTS
SEPTEMBER & OCTOBER 2022

Date	Apt	Activity	Response
8/3/2022		Check on rounds	Ok
8/3/2022	1611	Disturbance	
8/4/2022	911	Reckless Driver	14 year old driving complex reckless while mother was asleep in apartment - Evicted
8/12/2022	912	Criminal mischief	Resident called police to report someone leaving trash at her back door
8/13/2022	1815	Misc call for service	
8/13/2022	5273727	shots fired	Officers arrived and found nothing
8/13/2022	5273727	Check on rounds	Ok
8/14/2022	3212	Check on welfare	Ok
8/15/2022	2712	Disturbance	
8/15/2022	2714	Misc call for service	
8/16/2022	2714	Criminal mischief	
8/16/2022	2714	Criminal mischief	
8/17/2022		Suspicious Activity/Person	unable to locate
8/21/2022	114	Disturbance	
8/24/2022	2613	Accident Minor/Major	
8/25/2022	911	Check on welfare	
8/27/2022	2714	Disturbance	
8/27/2022	5273727	Check on rounds	Ok
8/30/2022	611	Disturbance	
8/31/2022	711	Violation of court Order	Resident called Police ex-husband was threatening her
9/1/2022	711	Disturbance	Settled
9/2/2022	3013	Disturbance	Unwanted guest at apartment
9/2/2022	713	Disturbance	Disregarded call
9/2/2022	711	Violation of Court Order	
9/2/2022	711	Misc call for service	
9/3/2022	911	shots fired	Unable to locate
9/5/2022	110	Criminal mischief	Resident called Police - lawn company broke her vehicle window
9/6/2022		Check on rounds	OK
9/8/2022		Burglary	
9/9/2022	3110	Asst Public/Civ stand by	
44813	1010	Disturbance	Disregarded call
44816	711	Check on welfare	Found no problem
44820	2122	Suspicious Activity/Person	Ok
9/18/2022	812	Disturbance	Father called Police resident refused to give him his children
44823	5273727	Disturbance	
9/22/2022	1020	Follow up	
9/23/2022		Community Policing	
9/23/2022	2211	Harassment/Threat	Resident called Poice - someone by the name Johnson was threatening her



**Port Arthur Police Dept
All Calls For Service For
Southwood Crossing Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/02/2022 3:35:52PM	3901 73 Hwy	1511	Misc Call For Service	Accidental/Dupo
08/03/2022 2:26:44AM	3901 73 Hwy	1811	Burglary	Offense Report
08/04/2022 1:49:33AM	3901 73 Hwy	420	Disturbance	Settled
08/05/2022 2:25:07PM	3901 73 Hwy	612	Runaway	Offense Report
08/07/2022 1:27:47AM	3901 73 Hwy	9629292	Attempt To Locate	Unable to Loc
08/08/2022 3:04:09AM	3901 73 Hwy	9629292	Repossessed Vehicle	Vehicle Towed
08/08/2022 11:42:18AM	3901 73 Hwy	1111	Disturbance	Settled
08/09/2022 9:32:03PM	3901 73 Hwy	9629292	Pedestrian Stop	In Service
08/12/2022 5:45:49PM	3901 73 Hwy	524	Disturbance	Unfounded
08/14/2022 10:01:27AM	3901 73 Hwy	513	Loud Noise / Music	Unable to Loc
08/16/2022 1:35:18AM	3901 73 Hwy	122	Suicide/Attempted Suicide	Referred to
08/16/2022 5:06:31PM	3901 73 Hwy	913	Burglary	Offense Report
08/16/2022 9:22:14PM	3901 73 Hwy	9629292	Followup	In Service
08/16/2022 9:50:30PM	3901 73 Hwy	9629292	On Foot	In Service
08/18/2022 8:15:29PM	3901 73 Hwy	9831621	Harassment/Threats	Settled
08/19/2022 12:04:30PM	3901 73 Hwy	214	Disturbance	Settled
08/21/2022 3:03:19PM	3901 73 Hwy	913	Followup	Referred to
08/21/2022 3:37:09PM	3901 73 Hwy	823	Disturbance	Settled
08/21/2022 6:23:40PM	3901 73 Hwy	1525	Telephone Harassment	Inf Rec/No Rpt
08/23/2022 8:43:20AM	3901 73 Hwy	9629292	Disturbance	Settled
08/24/2022 4:04:57PM	3901 73 Hwy	9629292	Runaway	Referred to
08/24/2022 8:10:25PM	3901 73 Hwy	1623	Disturbance	Settled
08/26/2022 11:46:14PM	3901 73 Hwy	420	Public Intoxication	Prsnr In Custdy
08/27/2022 1:36:34AM	3901 73 Hwy	420	Fight	Settled

Total CFS: 24



**Port Arthur Police Dept
All Calls For Service For
Southwood Crossing Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/02/2022 2:20:13AM	3901 73 Hwy	9629292	Unk Call / 911 Hang Up	Unable to Loc
09/02/2022 3:56:37PM	3901 73 Hwy	522	Assault	Offense Report
09/03/2022 8:29:13AM	3901 73 Hwy	522	Disturbance	Settled
09/03/2022 1:13:52PM	3901 73 Hwy	522	Burglary	Referred to
09/03/2022 7:01:21PM	3901 73 Hwy	410	Criminal Mischief	Inf Rec/No Rpt
09/05/2022 7:28:21PM	3901 73 Hwy	820	Person W/Gun/Weapon	Unfounded
09/06/2022 10:30:11AM	3901 73 Hwy	9629292	Repossessed Vehicle	Vehicle Towed
09/07/2022 9:22:04AM	3901 73 Hwy	920	Family Disturbance	Settled
09/08/2022 3:48:56AM	3901 73 Hwy	9629292	Repossessed Vehicle	Vehicle Towed
09/09/2022 3:55:19AM	3901 73 Hwy	9629292	Repossessed Vehicle	Vehicle Towed
09/10/2022 7:39:09PM	3901 73 Hwy	421	Disturbance	Settled
09/11/2022 12:06:48PM	3901 73 Hwy	811	Attempt To Locate	Unable to Loc
09/16/2022 4:51:56PM	3901 73 Hwy	512	Harassment/Threats	Referred to
09/18/2022 2:57:19AM	3901 73 Hwy	1011	Family Disturbance	Disregard Call
09/19/2022 9:32:16AM	3901 73 Hwy	1712	Harassment/Threats	Inf Rec/No Rpt
09/20/2022 1:04:03AM	3901 73 Hwy	1713	Suspicious Activity/Person	Gone on Arrival
09/20/2022 2:43:04AM	3901 73 Hwy	412	Disturbance	Settled
09/20/2022 10:12:16AM	3901 73 Hwy	9629292	Repossessed Vehicle	Vehicle Towed
09/20/2022 3:37:29PM	3901 73 Hwy	514	Disturbance	Settled
09/20/2022 9:00:45PM	3901 73 Hwy	515	Asst Public/Civ Stand By	Assnmt Complete
09/20/2022 10:09:50PM	3901 73 Hwy	1521	Loud Noise / Music	Quieted
09/22/2022 4:47:20PM	3901 73 Hwy	9629292	Misc Call For Service	Unable to Loc
09/25/2022 1:36:00PM	3901 73 Hwy	1714	Followup	Assnmt Complete
09/28/2022 7:57:23AM	3901 73 Hwy	411	Family Disturbance	Settled
09/28/2022 9:07:48AM	3901 73 Hwy	411	Family Disturbance	Settled
09/28/2022 10:33:26PM	3901 73 Hwy	411	Followup	Assnmt Complete
09/29/2022 8:03:09PM	3901 73 Hwy	811	Fire (Police Response)	Referred to
09/29/2022 8:55:35PM	3901 73 Hwy	1823	Loud Noise / Music	Quieted

Total CFS: 28

AMBROISE VILLAGE
SEPTEMBER & OCTOBER 2022

Date	Apt	Activity	Response
8/2/2022	1511	Misc. Call	Duplicate
8/3/2022	1811	Burglary	Offense Report
8/4/2022	420	Disturbance	Settled, Infraction given
8/5/2022	612	Runaway	Offense Report
8/7/2022	SWC	Attempt to Locate	Unable
8/8/2022	SWC	Rep. Vehicle	Vehicle towed
8/8/2022	1111	Disturbance	Settled, Infraction given
8/9/2022	SWC	Pede. Stop	In Service
8/12/2022	524	Disturbance	Unfounded
8/14/2022	513	Loud Noise/Music	Unable to locate
8/16/2022	122	Suicide/Attempted	Referred
8/16/2022	913	Burglary	Offense Report
8/18/2022	SWC	Followup	In Service
8/19/2022	SWC	On Foot	In Service
8/21/2022	SWC	Harassment/Thrts	Settled, no unit given
8/21/2022	214	Disturbance	Settled, Infraction given
8/21/2022	913	Follow up	Referred to
8/23/2022	823	Disturbance	Settled, Infraction given
8/24/2022	1525	Phone Harassment	No report
8/24/2022	1623	Disturbance	Settled, Infraction given
8/26/2022	420	Public Intox.	In custody, Infraction given
8/27/2022	420	Fight	Settled, Infraction given
9/2/2022	SWC	Unk Call	Unable to locate
9/2/2022	522	Assault	Offense report, refered for victim's assistance
9/3/2022	522	Disturbance	Settled, " " "
9/3/2022	522	Burglary	Refered, " " "
9/3/2022	410	Criminal Mischief	No report
9/5/2022	820	Person w Weapon	Unfounded
9/6/2022	SWC	Rep. Vehicle	Vehicle towed
9/7/2022	920	Fam. Disturbance	Settled, Infraction given
9/8/2022	SWC	Rep. Vehicle	Vehicle towed
9/9/2022	SWC	Rep. Vehicle	Vehicle towed
9/10/2022	421	Disturbance	Settled, Infraction given
9/11/2022	811	Attempt to Locate	Unable to locate, looking for runaway
9/16/2022	512	Harassment/Thrts	Refered
9/18/2022	1011	Fam. Disturbance	Disregard call
9/19/2022	1712	Harassment/Thrts	No report
9/20/2022	1713	Sus. Person/Activity	Gone on arrival
9/20/2022	412	Disturbance	Settled, Infraction given
9/20/2022	SWC	Rep. Vehicle	Vehicle towed
9/20/2022	514	Disturbance	Settled, Infraction given, tenant has been evicted

9/20/2022	515	Civil Stand by	Complete
9/20/2022	1521	Loud Noise/Music	Quieted, Infraction given to 1511
9/22/2022	SWC	Misc. Call	Unable to locate
9/25/2022	1714	Follow up	Complete
9/28/2022	411	Fam. Disturbance	Settled, visitor would not leave
9/28/2022	411	Fam. Disturbance	Settled, visitor would not leave
9/28/2022	411	Follow up	Complete
9/29/2022	811	Fire Police Response	Referred
9/29/2022	1823	Loud Noise/Music	Quieted, Infraction given



Port Arthur Police Dept
All Calls For Service For
Valley View Estates



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/17/2022 9:47:07PM	5801 Twin City Hwy	1504	Misc Call For Service	Referred to
08/22/2022 5:44:15PM	5801 Twin City Hwy	OFFICE	Alarm	Alarm Malfuncti
08/28/2022 11:04:38PM	5801 Twin City Hwy		Person W/Gun/Weapon	Subject Located

Total CFS: 3



**Port Arthur Police Dept
All Calls For Service For
Villa Main Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/02/2022 5:42:40PM	901 Main Ave	187	Disturbance	Unable to Loc
08/07/2022 10:36:40AM	901 Main Ave	187	Assault	Offense Report
08/07/2022 6:35:15PM	901 Main Ave		Assault	Offense Report
08/07/2022 8:39:34PM	901 Main Ave		Shots Fired	Gone on Arrival
08/08/2022 12:09:07AM	901 Main Ave		Followup	Assnmt Complete
08/12/2022 2:20:22AM	901 Main Ave	178	Assault	Offense Report
08/12/2022 9:50:50AM	901 Main Ave	188	Deadly Conduct	Offense Report
08/12/2022 10:23:13PM	901 Main Ave		Loud Noise / Music	Referred to
08/13/2022 12:48:46AM	901 Main Ave	200	Disturbance	Settled
08/18/2022 1:30:06AM	901 Main Ave		Check On Rounds	Checks Ok
08/25/2022 2:26:37AM	901 Main Ave		Check On Rounds	Checks Ok
08/27/2022 12:29:46AM	901 Main Ave	207	Loud Noise / Music	Referred to
08/27/2022 11:05:05AM	901 Main Ave	207	Disturbance	Settled
08/27/2022 6:14:20PM	901 Main Ave		Check On Rounds	Checks Ok
08/30/2022 1:36:16PM	901 Main Ave	122	Check On Welfare	Checks Ok

Total CFS: 15



**Port Arthur Police Dept
All Calls For Service For
Villa Main Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/04/2022 9:44:59PM	901 Main Ave	178	Disturbance	Settled
09/05/2022 2:04:14PM	901 Main Ave	201	Family Disturbance	Settled
09/05/2022 9:40:11PM	901 Main Ave		Shots Fired	Unable to Loc
09/08/2022 4:45:37PM	901 Main Ave	230	Attempt To Locate	Unable to Loc
09/10/2022 2:14:01PM	901 Main Ave	208	Family Disturbance	Settled
09/12/2022 3:10:21PM	901 Main Ave		Asst Public/Civ Stand By	Assnmt Complete
09/13/2022 8:59:25PM	901 Main Ave	170	Disturbance	Settled
09/16/2022 1:26:18PM	901 Main Ave	177	Person W/Gun/Weapon	Unfounded
09/16/2022 11:15:01PM	901 Main Ave	181	Family Disturbance	Settled
09/17/2022 1:51:18AM	901 Main Ave	181	Class C Charge	Refer to File
09/18/2022 4:27:39PM	901 Main Ave	127	Vice Related Activity	Unfounded
09/20/2022 4:02:41PM	901 Main Ave	181	Assault	Offense Report
09/22/2022 12:13:23PM	901 Main Ave		Followup	Assnmt Complete
09/22/2022 12:29:06PM	9011 Main Ave	182	Loud Noise / Music	Checks Ok
09/24/2022 5:59:38AM	901 Main Ave	212	Criminal Mischief	Offense Report
09/24/2022 5:58:40PM	901 Main Ave	187	Disturbance	Settled
09/26/2022 9:01:37PM	901 Main Ave		Runaway	Offense Report
09/27/2022 7:11:44PM	901 Main Ave	170	Loud Noise / Music	Quieted
09/28/2022 11:10:44PM	901 Main Ave	181	Followup	Assnmt Complete
09/29/2022 1:26:11AM	901 Main Ave	181	Suspicious Activity/Person	Subject Located
09/29/2022 9:30:57AM	901 Main Ave	181	Followup	In Service

Total CFS: 21

VILLA MAIN
SEPTEMBER & OCTOBER 2022

Date	Apt	Activity	Response
08/02/2022	187	disturbance	unable to locate
8/7/2022	187	assault	lease violation sent; meet w/ resident on 10/21
8/7/2022		assault	no unit number listed
8/7/2022		shots fired	gone on arrival
8/8/2022		follow-up	assnmt complete; unit number not listed
8/12/2022	178	assault	lease violation sent; fight w/ 188
8/12/2022	188	deadly conduct	lease violation sent; resident report 178 bf shoot at her vehicle
8/12/2022		loud noise	no unit number listed
8/13/2022	200	disturbance	lease violation sent; resident denies having a disturbance, refuses to get police report
8/18/2022		check on rounds	checks ok
8/25/2022		check on rounds	checks ok
8/27/2022	207	loud noise/music	made noise complaint on upstairs neighbor in 208
8/27/2022	207	disturbance	w/ 208
8/27/2022		check on rounds	checks ok
8/30/2022	122	check on welfare	checks ok
9/4/2022	178	disturbance	lease violation sent resident and daughter got into an argument
9/5/2022	201	family disturbance	lease violation sent; resident and mother had a dispute and mom refused to leave
9/5/2022		shots fired	unable to locate
9/8/2022	230	attempt to locate	unable to locate
9/10/2022	208	family disturbance	lease violation sent; resident and dad got into an argument
9/12/2022		asst public/civ standby	assnmt complete; unit number not listed
9/13/2022	170	disturbance	lease violation sent; resident was drunk w/ standing on balcony making threats at other residents
9/16/2022	177	person w/ gun	unfound
9/16/2022	181	family disturbance	lease violation sent; resident guest got into a fight
9/17/2022	181	class c charge	resident child's father pressed charges on resident and bf
9/18/2022	127	vice related activity	unfound
9/20/2022	181	assault	resident sister stated that she was assaulted; incident happened off property
9/22/2022		follow-up	assnmt complete; unit number not listed
9/22/2022	182	loud noise/music	lease violation sent; resident son playing radio loud
9/24/2022	212	criminal mischief	offense report made- resident stated cousin broke her window out
9/26/2022	187	disturbance	resident stated neighbors kids were kicking her door
9/27/2022		runaway	offense report made; unit number not listed
9/28/2022	181	follow-up	assnmt complete;
9/29/2022	181	suspicious activity/person	resident called police on her dad who is trying to see his grandson
9/29/2022	181	follow-up	in service



**Port Arthur Police Dept
All Calls For Service For
Port Arthur Town Homes Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/04/2022 1:13:32PM	3500 Turtle Creek Dr	809	Criminal Mischief	Offense Report
08/04/2022 4:27:08PM	3500 Turtle Creek Dr	808	Burglary	Offense Report
08/05/2022 8:08:02PM	3500 Turtle Creek Dr	801	Disturbance	Settled
08/06/2022 9:48:32PM	3500 Turtle Creek Dr	803	Disturbance	Settled
08/08/2022 10:53:23AM	3500 Turtle Creek Dr	803	Assault	See Blotter
08/12/2022 2:14:57AM	3500 Turtle Creek Dr	803	Burglary	Offense Report
08/13/2022 8:27:56PM	3500 Turtle Creek Dr		Reckless Driver	Unable to Loc
08/15/2022 2:29:58AM	3500 Turtle Creek Dr	1010	Assault	Disregard Call
08/16/2022 6:00:18PM	3500 Turtle Creek Dr		Lost Child	Subject Located
08/18/2022 6:57:26AM	3500 Turtle Creek Dr	804	Disturbance	Settled
08/21/2022 9:54:49PM	3500 Turtle Creek Dr	810	Disturbance	Settled
08/24/2022 11:01:38AM	3500 Turtle Creek Dr	1205	Followup	Assnmt Complete
08/29/2022 9:25:59PM	3500 Turtle Creek Dr	207	Runaway	Offense Report
08/30/2022 10:25:54PM	3500 Turtle Creek Dr		Shots Fired	Unable to Loc
08/30/2022 11:09:02PM	3500 Turtle Creek Dr		Shots Fired	Disregard Call

Total CFS: 15



**Port Arthur Police Dept
All Calls For Service For
Port Arthur Town Homes Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/11/2022 2:28:37AM	3500 Turtle Creek Dr	803	Disturbance	Settled
09/11/2022 3:57:18AM	3500 Turtle Creek Dr	406	Shots Fired	See Blotter
09/11/2022 8:17:02AM	3500 Turtle Creek Dr	803	Disturbance	Settled
09/13/2022 7:08:11PM	3500 Turtle Creek Dr	608	Disturbance	Settled
09/14/2022 7:51:33AM	3500 Turtle Creek Dr	1005	Assault	Offense Report
09/14/2022 1:00:08PM	3500 Turtle Creek Dr	1005	Family Disturbance	Settled
09/15/2022 3:15:37AM	3500 Turtle Creek Dr		Check On Rounds	Checks Ok
09/15/2022 7:50:37PM	3500 Turtle Creek Dr	BLDG 8	Disturbance	Settled
09/18/2022 1:23:56PM	3500 Turtle Creek Dr	303	Assault	Offense Report
09/19/2022 12:47:56AM	3500 Turtle Creek Dr	1106	Disturbance	Offense Report
09/21/2022 5:52:48PM	3500 Turtle Creek Dr	207	Runaway	Subject Located
09/23/2022 5:09:12PM	3500 Turtle Creek Dr	1004	Auto Theft	Offense Report
09/25/2022 1:01:57AM	3500 Turtle Creek Dr	1003	Family Disturbance	See Blotter
09/25/2022 12:57:59PM	3500 Turtle Creek Dr	206	Disturbance	Settled
09/26/2022 11:19:04AM	3500 Turtle Creek Dr	206	Auto Burg	Offense Report
09/27/2022 1:00:52AM	3500 Turtle Creek Dr	1006	Disturbance	Settled
09/27/2022 9:37:07AM	3500 Turtle Creek Dr	1106	Followup	Unable to Loc
09/27/2022 4:24:42PM	3500 Turtle Creek Dr	402	Runaway	Inf Rec/No Rpt
09/27/2022 10:19:02PM	3500 Turtle Creek Dr	402	Runaway	Offense Report
09/29/2022 8:32:06PM	3500 Turtle Creek Dr		Fight	Settled
09/29/2022 9:27:02PM	3500 Turtle Creek Dr		Person W/Gun/Weapon	Offense Report
09/29/2022 10:00:59PM	3500 Turtle Creek Dr	1007	Disturbance	Settled
09/29/2022 10:36:49PM	3500 Turtle Creek Dr	402	Disturbance	Settled

Total CFS: 23



**Port Arthur Police Dept
All Calls For Service For
The Shire Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
08/01/2022 11:35:26AM	4060 365 Hwy	102	Disturbance	Settled
08/02/2022 3:02:33PM	3900 365 Hwy	159	Warrant Service	Referred to
08/02/2022 4:52:29PM	4200 365 Hwy	106	Disturbance	Disregard Call
08/03/2022 1:45:54AM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok
08/03/2022 9:09:28AM	4000 365 Hwy	125	Followup	Assnmt Complete
08/04/2022 9:54:09AM	4020 365 Hwy	7270781	Assault	Disregard Call
08/04/2022 7:17:35PM	4180 365 Hwy	102	Disturbance	Refer to File
08/04/2022 10:29:18PM	4000 365 Hwy		Criminal Mischief	Offense Report
08/05/2022 1:54:58AM	4160 365 Hwy	107	Disturbance	Settled
08/05/2022 1:07:21PM	4020 365 Hwy	7270781	Community Policing	Comm Policing
08/05/2022 7:28:04PM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok
08/11/2022 5:04:06PM	4020 365 Hwy	OFFICE	Disturbance	Settled
08/11/2022 8:33:48PM	4160 365 Hwy		Disturbance	Settled
08/11/2022 9:37:14PM	4160 365 Hwy		Evading / Resisting	Offense Report
08/12/2022 12:49:17AM	4160 365 Hwy		Loud Noise / Music	Quieted
08/12/2022 8:15:03AM	4100 365 Hwy	106	Mental Subject	Referred to
08/13/2022 1:10:37AM	3980 365 Hwy		Check On Rounds	Checks Ok
08/13/2022 7:14:05PM	4000 365 Hwy		Accident Minor/Major	Wreck Report
08/14/2022 6:04:31PM	4000 365 Hwy	230	Asst Public/Civ Stand By	Assnmt Complete
08/16/2022 8:16:45AM	4040 365 Hwy	122	Auto Theft	Inf Rec/No Rpt
08/16/2022 9:14:27AM	4040 365 Hwy	122	Followup	Assnmt Complete
08/16/2022 12:36:32PM	4120 365 Hwy	101	Disturbance	Unable to Loc
08/19/2022 1:06:30PM	3940 365 Hwy	164	Criminal Mischief	Inf Rec/No Rpt
08/19/2022 1:53:36PM	4040 365 Hwy		Auto Theft	Offense Report
08/19/2022 8:48:07PM	4060 365 Hwy		Disturbance	Settled
08/19/2022 10:21:01PM	4220 365 Hwy		Disturbance	Gone on Arrival
08/20/2022 1:50:47AM	4020 365 Hwy	7270781	Shots Fired	Unable to Loc
08/20/2022 5:54:52PM	4000 365 Hwy		Check On Welfare	Unable to Loc
08/21/2022 3:31:45PM	4120 365 Hwy	202	Fight	Settled
08/21/2022 7:50:37PM	4100 365 Hwy	7270781	Disturbance	Unable to Loc
08/22/2022 3:45:23PM	4120 365 Hwy	202	Disturbance	Settled
08/22/2022 10:49:03PM	4020 365 Hwy	7270781	Shots Fired	Unable to Loc
08/24/2022 4:58:44PM	4060 365 Hwy	204	Family Disturbance	Settled
08/25/2022 3:16:15PM	4160 365 Hwy	105	Disturbance	Settled
08/25/2022 7:54:05PM	4160 365 Hwy	108	Disturbance	Settled
08/25/2022 10:58:35PM	4160 365 Hwy	107	Disturbance	Unable to Loc
08/26/2022 12:17:27PM	4160 365 Hwy	108	Disturbance	Settled
08/27/2022 5:26:05AM	4260 365 Hwy	107	Burglary	Unfounded
08/28/2022 5:36:47AM	4160 365 Hwy		Check On Rounds	Checks Ok
08/30/2022 1:37:41PM	4000 365 Hwy		Check On Welfare	Checks Ok
08/31/2022 10:48:52AM	3960 365 Hwy	136	Check On Welfare	Unable to Loc
08/31/2022 9:54:14PM	4160 365 Hwy	207	Disturbance	Settled

Total CFS: 42



**Port Arthur Police Dept
All Calls For Service For
The Shire Apts**



<u>TimeReported</u>	<u>Location</u>	<u>Apt</u>	<u>Activity</u>	<u>Disposition</u>
09/02/2022 10:05:27AM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok
09/03/2022 3:51:32AM	4000 365 Hwy		Harassment/Threats	Unable to Loc
09/03/2022 11:01:56AM	4000 365 Hwy	15	Criminal Mischief	Offense Report
09/06/2022 12:49:07PM	412 365 Hwy		Disturbance	Subject Located
09/06/2022 11:22:53PM	4000 365 Hwy	226	Harassment/Threats	Inf Rec/No Rpt
09/07/2022 5:53:40PM	3980 365 Hwy		Check On Rounds	Checks Ok
09/08/2022 9:27:14PM	4060 365 Hwy	101	Unk Call / 911 Hang Up	Settled
09/09/2022 5:01:25PM	3940 365 Hwy	167	Disturbance	Settled
09/09/2022 8:45:23PM	3900 365 Hwy		Misc Call For Service	Assnmt Complete
09/10/2022 9:05:53AM	4160 365 Hwy	107	Homicide	Offense Report
09/10/2022 12:09:10PM	4160 365 Hwy	107	Criminal Mischief	Offense Report
09/10/2022 8:53:35PM	412 365 Hwy		Telephone Harassment	Inf Rec/No Rpt
09/11/2022 2:22:59PM	3920 365 Hwy	145	Loud Noise / Music	Unable to Loc
09/13/2022 3:18:48PM	4020 365 Hwy	OFFICE	Disturbance	Settled
09/13/2022 9:00:38PM	412 365 Hwy		Accident Minor/Major	Prvt Property
09/14/2022 1:39:47PM	410 365 Hwy		Misc Call For Service	Referred to
09/15/2022 3:39:39AM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok
09/15/2022 9:37:43AM	4020 365 Hwy		Community Policing	Comm Policing
09/16/2022 9:43:19AM	3920 365 Hwy	245	Deadly Conduct	Offense Report
09/17/2022 2:15:29AM	412 365 Hwy		Check On Rounds	Checks Ok
09/19/2022 10:48:07AM	4020 365 Hwy	7270781	Followup	Assnmt Complete
09/20/2022 6:32:18PM	4200 365 Hwy		Accident Minor/Major	Wreck Report
09/21/2022 4:52:47AM	4020 365 Hwy	7270781	Shots Fired	Unable to Loc
09/21/2022 7:34:20PM	4200 365 Hwy	207	Disturbance	Settled
09/22/2022 10:37:26AM	4200 365 Hwy		Asst Public/Civ Stand By	Assnmt Complete
09/22/2022 3:30:12PM	4160 365 Hwy		Family Disturbance	Disregard Call
09/24/2022 6:11:59PM	4180 365 Hwy	102	Assist Other Agency	Checks Ok
09/25/2022 2:22:45AM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok
09/25/2022 10:53:26AM	4020 365 Hwy		Check On Rounds	Check on Rounds
09/25/2022 7:10:58PM	4160 365 Hwy	106	Overdose (Drug)	Referred to
09/29/2022 6:07:00PM	403 365 Hwy		Hazardous Condition	Checks Ok
09/29/2022 11:49:12PM	3960 365 Hwy	134	Disturbance	Settled
09/30/2022 12:23:50AM	3960 365 Hwy	134	Disturbance	Unable to Loc
09/30/2022 12:36:13PM	4100 365 Hwy	207	Family Disturbance	Settled
09/30/2022 5:58:31PM	4020 365 Hwy	7270781	Check On Rounds	Checks Ok

Total CFS: 35



**EXECUTIVE DIRECTOR
CELE QUESADA**

COMMISSIONERS:

ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

September 16, 2022

To: The Board of Commissioners

From: Anicia Salinas, HCV Program Manager

In efforts to ensure our HCV Participants are in compliance with the Housing Choice Voucher Program, we have reached out to our families at Avery Trace and Port Arthur Town Homes that pose a concern. Sixteen of our HCV Participants were listed on the police call-outs for the month of August. After speaking with the Manager at both properties and our HCV Participants, the following is a brief summary of what occurred.

Port Arthur Town Homes – 6 police call outs

Spoke with manager at PA Town Homes. She stated no action was taken on any of our clients. After speaking with her I reiterated that she will need to send PAHA any lease violation notices so our clients can be address according.

Avery Trace – 10 police call outs

Spoke with manager at Avery Trace. She stated no action was taken on any of our clients and no lease violation notices were given. Per their procedures, actions do no occur unless police involvement is executed. After speaking with her I reiterated that she will need to send PAHA any lease violation notices so our clients can be address according.



**EXECUTIVE DIRECTOR
CELE QUESADA**

COMMISSIONERS:

**ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE**

October 24, 2022

To: The Board of Commissioners

From: Anicia Salinas, HCV Program Manager

In efforts to ensure our HCV Participants are in compliance with the Housing Choice Voucher Program, we have reached out to our families at Avery Trace and Port Arthur Town Homes that pose a concern. Ten of our HCV Participants were listed on the police call-outs for the month of September. After speaking with the Manager at both properties and our HCV Participants, the following is a brief summary of what occurred.

Port Arthur Town Homes – 3 police call outs

Spoke with manager at PA Town Homes. She stated no action was taken on any of our clients. After speaking with her I reiterated that she will need to send PAHA any lease violation notices so our clients can be address according.

Avery Trace – 7 police call outs

Spoke with manager at Avery Trace. She stated no action was taken on any of our clients and no lease violation notices were given. Per their procedures, actions do no occur unless police involvement is executed. After speaking with her I reiterated that she will need to send PAHA any lease violation notices so our clients can be address according.



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:

ROBERT REID, CHAIRMAN
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DEBRA AMBROISE

HOMEOWNERSHIP REPORT

Summary

August & September 2022

Currently there are five Homeowners left on the Homeownership program. We have escrow accounts set up for four of the Homeowners regarding their property taxes and insurance. Only one Homeowner isn't escrowed. That Homeowner provide copies of their payments regarding property taxes and insurance.



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD, VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

October 24, 2022

Subject: Internal Control and Monthly Board Report

Policy: It is the Policy of the Port Arthur Housing Authority that staff will report to the Board of Commissioners on the following information as part of the background material for their review:

1. Contracts: A listing of all contracts issued during the month of September.

C22010 – Edison Square Flood Prevention

C22003 – Asset Management Consulting Services

2. A listing of all public notices and procurement notices published during August.

PA News Ad #1513814 – P22011 – Temporary Employee Services

3. A listing of all major procurements currently in preparation.

P22009 – Annual Audit Services

P22011 – Temporary Employee Services

B22012 – On-call HVAC Services

B22013 – Valley View Gutter Installation

B22015 – Lakeview Palms Exterior Painting

4. A listing of all checks paid for goods and services that exceed a Board-set threshold (\$10,000).

The listing is attached.

5. Open Capital Fund Grants and status.

6. A month-to-date status report of all open audit findings (OIG, IPA, and HUD Review findings).

August 2022
Checks over \$10,000

Bellbrook			
Date	Check#	Vendor	Amount
8/3/2022	4901	COLLIERS INTERNATIONAL MORTGAGE HOLDINGS	\$ 44,744.80
Subtotal			\$ 44,744.80
Brittany			
Date	Check#	Vendor	Amount
8/3/2022	4697	COLLIERS INTERNATIONAL MORTGAGE HOLDINGS	\$ 41,217.89
Subtotal			\$ 41,217.89
Low Rent - COCC			
Date	Check#	Vendor	Amount
8/3/2022	56695	COHNREZNICK, LLP	\$ 63,840.00
8/31/2022	56724	HEALTH CARE SERVICE CORP	\$ 40,546.80
8/10/2022	56707	TEXAS BEST LAWN, LLC	\$ 17,115.00
8/24/2022	56716	AMERICAN FUNDS SERVICE CO.	\$ 15,891.81
8/17/2022	56713	LOWE'S BUSINESS ACCOUNT	\$ 11,258.01
Subtotal			\$ 148,651.62
Lakeview Palms RAD			
Date	Check#	Vendor	Amount
8/3/2022	2236	HOUSING AUTHORITY GENERAL FUND	\$ 22,635.96
Subtotal			\$ 22,635.96
Port Arthur Affordable Housing Corporation			
Date	Check#	Vendor	Amount
8/31/2022	3758	VILLA MAIN APARTMENTS	\$ 51,415.20
8/24/2022	3749	BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ PC	\$ 24,528.50
8/17/2022	3748	STOA INTERNATIONAL ARCHITECTS, INC.	\$ 16,850.00
8/3/2022	3742	STOA INTERNATIONAL ARCHITECTS, INC.	\$ 12,852.62
8/24/2022	3750	GP STRATEGIES CORPORATION	\$ 12,609.50
8/31/2022	3753	HOLCOMB SMITH DEVELOPMENT LLC	\$ 10,504.00
Subtotal			\$ 128,759.82
Section 8			
Date	Check#	Vendor	Amount
8/2/2022	D000148270	P A HOUSING INITIATIVE I, LP	\$ 63,630.00 H
8/2/2022	D000147930	CC AVERY LLC	\$ 50,437.00 H
8/2/2022	D000148289	PINE CLUB APARTMENTS	\$ 40,606.00 H
8/17/2022	D000148593	LAKEVIEW PALMS, LLC	\$ 39,893.00 H
8/2/2022	D000148369	SOUTHWOOD CROSSING LP	\$ 39,431.00 H
8/2/2022	D000148411	THE WOODLANDS	\$ 38,922.00 H
8/2/2022	D000148015	3501 EDISON SQUARE LLC	\$ 36,579.00 H
8/2/2022	D000147887	BELLBROOK ESTATES	\$ 34,565.00 H
8/2/2022	D000148431	VALLEY VIEW ESTATES	\$ 32,158.00 H
8/3/2022	411486	SILSBEE FORD INC	\$ 31,236.75
8/3/2022	411483	HOUSING AUTHORITY GENERAL FUND	\$ 28,631.23
8/2/2022	D000148406	THE LANDMARK	\$ 25,139.00 H
8/2/2022	D000148265	ONE SOUTHWOOD CROSSING LP	\$ 24,608.00 H
8/2/2022	D000147878	BAYTOWN APARTMENT GROUP LLC	\$ 23,686.00 H
8/2/2022	D000148272	PAHA BRITTANY PLACE APARTMENTS	\$ 22,745.00 H
8/2/2022	D000148117	IN PARADISE PORT A LLC	\$ 22,028.00 H
8/31/2022	411560	HOUSING AUTHORITY GENERAL FUND	\$ 21,924.28
8/2/2022	D000148415	TRL SOLUTIONS	\$ 21,130.00 H
8/2/2022	D000148186	LEGACY SENIOR HOUSING	\$ 20,906.00 H
8/2/2022	D000147860	AUTUMN OAKS APARTMENTS	\$ 19,720.00 H
8/2/2022	D000148387	SUNSET WAY APARTMENTS	\$ 19,475.00 H

August 2022
Checks over \$10,000

8/2/2022	411480	ENTERGY SERVICES, INC. (FINA)	\$	19,392.00	U
8/2/2022	D000148266	ORANGE NAVY	\$	16,272.00	H
8/2/2022	D000148427	TURTLE CREEK OTM HARMONY LP	\$	15,851.00	H
8/2/2022	D000147931	CEDAR RIDGE APARTMENTS	\$	15,182.00	H
8/2/2022	D000148084	HARRIS COUNTY HOUSING AUTHORITY	\$	15,135.42	H
8/2/2022	D000147972	CYPRESSWOOD CROSSING	\$	14,816.00	H
8/2/2022	D000148013	EDGE ESTATES LLC	\$	14,709.00	H
8/2/2022	D000148059	GRACELAKE TOWNHOMES	\$	14,452.00	H
8/2/2022	D000148260	NORMANDY MANAGEMENT TX LLC	\$	14,334.00	H
8/2/2022	D000148408	THE PALMS APARTMENT	\$	14,197.00	H
8/2/2022	D000147925	CARDINAL OAKS	\$	13,930.00	H
8/2/2022	D000147865	AZURE POINTE LTD	\$	13,895.00	H
8/10/2022	411495	MCCRIGHT & ASSOCIATES, LLC	\$	12,607.50	
8/2/2022	D000147865	THE CARLYLE APARTMENTS	\$	12,540.00	H
8/2/2022	D000148053	GOBAR MANAGEMENT, LLC	\$	12,006.00	H
8/2/2022	D000148229	MONTERREY RENTALS, LLC	\$	11,670.00	H
8/2/2022	D000148381	STONE WAY LIMITED PARTNERS	\$	11,377.00	H
8/2/2022	D000148409	THE POINTE	\$	11,093.00	H
8/2/2022	D000148315	REFRESH LLC	\$	10,918.00	H
8/2/2022	D000147965	CREEL INVESTMENT	\$	10,897.00	H
8/2/2022	D000148419	TRAILS ON TREADWAY LLC	\$	10,640.00	H
8/2/2022	D000147836	ALAN CRAMER INVESTMENTS, INC.	\$	10,554.00	H
8/2/2022	D000148294	PLACE OF GRACE	\$	10,552.00	H
8/2/2022	D000147987	DEVILLIER PROPERTIES	\$	10,489.00	H
8/2/2022	D000148316	REGENT I APARTMENTS	\$	10,109.00	H

Subtotal \$ **985,068.18**

Date	Check#	Valley View Vendor	Amount
8/3/2022	5195	HOUSING AUTHORITY GENERAL FUND	\$ 13,839.20
8/3/2022	5189	CITY OF PORT ARTHUR WATER UTILITIES	\$ 13,592.14
8/10/2022	5202	HOUSING AUTHORITY GENERAL FUND	\$ 10,395.86

Subtotal \$ **37,827.20**

Grand Total \$ **1,408,905.47**

U=Utility Check
H=Hap Check
V=Vacancy Payments

September 2022
Checks over \$10,000

Date	Check#	Bellbrook Vendor	Amount
9/6/2022	4932	COLLIERS INTERNATIONAL MORTGAGE HOLDINGS	\$ 43,815.14
Subtotal			\$ 43,815.14

Date	Check#	Brittany Vendor	Amount
9/6/2022	4724	COLLIERS INTERNATIONAL MORTGAGE HOLDINGS	\$ 40,453.46
Subtotal			\$ 40,453.46

Date	Check#	Low Rent - COCC Vendor	Amount
9/29/2022	56755	HEALTH CARE SERVICE CORP	\$ 42,574.14
9/30/2022	56774	AMERICAN FUNDS SERVICE CO.	\$ 17,213.47
9/14/2022	56743	TEXAS BEST LAWN, LLC	\$ 15,245.00
Subtotal			\$ 75,032.61

Date	Check#	Port Arthur Housing Opportunities Corporation Vendor	Amount
9/30/2022	2380	3501 EDISON SQUARE, LLC	\$ 22,204.02
Subtotal			\$ 22,204.02

Date	Check#	Lakeview Palms RAD Vendor	Amount
9/29/2022	2296	CITY OF PORT ARTHUR WATER UTILITIES	\$ 11,008.52
Subtotal			\$ 11,008.52

Date	Check#	Port Arthur Affordable Housing Corporation Vendor	Amount
9/14/2022	3764	GP STRATEGIES CORPORATION	\$ 27,960.00
Subtotal			\$ 27,960.00

Date	Check#	FEMA Fund Vendor	Amount
9/30/2022	1010	GP STRATEGIES CORPORATION	\$ 315,186.60
Subtotal			\$ 315,186.60

Date	Check#	Section 8 Vendor	Amount	
9/2/2022	D000148158	P A HOUSING INITIATIVE I, LP	\$ 66,220.00	H
9/2/2022	D000148813	CC AVERY LLC	\$ 45,964.00	H
9/2/2022	D000149258	SOUTHWOOD CROSSING LP	\$ 41,958.00	H
9/2/2022	D000148900	3501 EDISON SQUARE LLC	\$ 37,710.00	H
9/2/2022	D000149304	THE WOODLANDS	\$ 36,241.00	H
9/2/2022	D000148767	BELLBROOK ESTATES	\$ 35,174.00	H
9/2/2022	D000149177	PINE CLUB APARTMENTS	\$ 34,871.00	H
9/2/2022	D000149323	VALLEY VIEW ESTATES	\$ 33,747.00	H
9/2/2022	D000148694	LAKEVIEW PALMS, LLC	\$ 33,141.00	H
9/2/2022	D000149153	ONE SOUTHWOOD CROSSING LP	\$ 29,878.00	H
9/29/2022	411623	HOUSING AUTHORITY GENERAL FUND	\$ 28,772.43	
9/2/2022	D000149308	TRL SOLUTIONS	\$ 26,032.00	H
9/2/2022	D000148757	BAYTOWN APARTMENT GROUP LLC	\$ 25,210.00	H
9/2/2022	D000149160	PAHA BRITTANY PLACE APARTMENTS	\$ 22,544.00	H

September 2022
Checks over \$10,000

9/2/2022	D000149299	THE LANDMARK	\$	22,336.00	H
9/2/2022	D000149073	LEGACY SENIOR HOUSING	\$	20,792.00	H
9/2/2022	411557	ENTERGY SERVICES, INC. (FINA)	\$	20,263.00	U
9/2/2022	D000149004	IN PARADISE PORT A LLC	\$	19,056.00	H
9/2/2022	D000149148	NORMANDY MANAGEMENT TX LLC	\$	18,949.00	H
9/2/2022	D000148808	CARDINAL OAKS	\$	18,134.00	H
9/2/2022	D000149279	SUNSET WAY APARTMENTS	\$	18,115.00	H
9/2/2022	D000148737	AUTUMN OAKS APARTMENTS	\$	17,085.00	H
9/2/2022	D000148814	CEDAR RIDGE APARTMENTS	\$	16,185.00	H
9/2/2022	D000149319	TURTLE CREEK OTM HARMONY LP	\$	15,851.00	H
9/2/2022	D000149312	TRAILS ON TREADWAY LLC	\$	15,559.00	H
9/2/2022	D000149154	ORANGE NAVY	\$	15,418.00	H
9/2/2022	D000148970	HARRIS COUNTY HOUSING AUTHORITY	\$	15,135.42	H
9/2/2022	D000148743	AZURE POINTE LTD	\$	14,831.00	H
9/2/2022	D000148943	GRACELAKE TOWNHOMES	\$	14,736.00	H
9/2/2022	D000148898	EDGE ESTATES LLC	\$	14,535.00	H
9/2/2022	D000148856	CYPRESSWOOD CROSSING	\$	14,239.00	H
9/14/2022	411570	MCCRIGHT & ASSOCIATES, LLC	\$	13,897.25	
9/2/2022	D000149301	THE PALMS APARTMENT	\$	13,053.00	H
9/2/2022	D000149295	THE CARLYLE APARTMENTS	\$	12,863.00	H
9/2/2022	D000149272	STONE WAY LIMITED PARTNERS	\$	12,755.00	H
9/2/2022	D000149302	THE POINTE	\$	12,648.00	H
9/2/2022	D000148938	GOBAR MANAGEMENT, LLC	\$	12,368.00	H
9/2/2022	D000148849	CREEL INVESTMENT	\$	12,123.00	H
9/2/2022	D000148928	GARDENS AT SIENNA	\$	12,110.00	H
9/2/2022	D000149085	LUCILLE HOMES & REMODELING	\$	11,593.00	H
9/2/2022	D000148710	ALAN CRAMER INVESTMENTS, INC.	\$	11,123.00	H
9/2/2022	D000149380	CC AVERY LLC	\$	11,052.00	H
9/2/2022	D000149117	MONTERREY RENTALS, LLC	\$	10,573.00	H
9/2/2022	D000149133	NEDERLAND HILLCREST APARTMENTS	\$	10,352.00	H
9/2/2022	D000148871	DEVILLIER PROPERTIES	\$	10,152.00	H

Subtotal **\$ 955,344.10**

		Valley View		
Date	Check#	Vendor		Amount
9/14/2022	5220	CITY OF PORT ARTHUR WATER UTILITIES	\$	14,612.84
9/14/2022	5226	HOUSING AUTHORITY GENERAL FUND	\$	13,833.38

Subtotal **\$ 28,446.22**

Grand Total **\$ 1,519,450.67**

U=Utility Check
H=Hap Check
V=Vacancy Payments



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

October 24, 2024

Subject: Consideration and discussion for the 2023 Payment Standards for the Housing Choice Voucher Program.

Recommendation:

A recommendation is being made for the following 2023 payment standards for the Housing Choice Voucher Program.

**FY 2023 Fair Market Rent Documentation System
The Final FY 2023 FMRs for All Bedroom Sizes**

Final FY 2023 FMRs By Unit Bedrooms					
Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2023 FMR	\$792	\$849	\$1,027	\$1,343	\$1,402

2022 PAHA HCV, DHO, PBV PAYMENT STANDARDS

Bedroom Sizes:	0	1	2	3	4
HCV Payment Standards 110% of FMR	\$871.00	\$933.00	\$1129.00	\$1,477.00	\$1,542.00
HCV DHO 142% of FMR	\$1,124.00	\$1,205.00	\$1,458.00	\$1,907.00	\$1,990.00
PBV 110% of FMR	\$871.00	\$933.00	\$1129.00	\$1,477.00	\$1,542.00

Background:

Each year the PHA will review payment standards and ensure compliance with HUD regulation that payment standards range from 90 percent to 110 percent of the fair market rent. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participant.

Budget/ Fiscal Effect:

Varies

Staffing / Employee Effect:

None

**PORT ARTHUR HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
MONDAY, OCTOBER 24, 2022**

RESOLUTION NO. 10242023-01

**APPROVAL OF THE ADOPTION OF A NEW PAYMENT STANDARD SCHEDULE
FOR THE HOUSING CHOICE VOUCHER PROGRAM FOR FY2023**

WHEREAS, the Port Arthur Housing Authority (PAHA) is required to establish a Payment Standard schedule for all bedroom sizes; and

WHEREAS, the U.S. Department of Housing and Urban Development publishes new Fair Market Rent amounts every October; and

WHEREAS, the Housing Authority is allowed to establish the Payment Standard amounts between 90 and 110 percent of the Fair Market Rent (FMR);

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port Arthur Housing Authority hereby approves the proposed Payment Standards for FY2023.

EXECUTED THIS 24th DAY OF OCTOBER 2022.

CHAIR

ATTEST:

SECRETARY



EXECUTIVE DIRECTOR
CELE QUESADA

COMMISSIONERS:
ROBERT REID, CHAIRMAN
MELVIN GETWOOD, PhD VICE-CHAIRMAN
BART BRAGG
CLEVELAND KEAL
DEBRA AMBROISE

October 24, 2022

Subject: Consideration and discussion of a motion to approve the updated Housing Choice Voucher Utility Allowances.

Recommendation:

A recommendation is being made for the Board to approve the 2023 Utility Allowance Schedule for the Housing Choice Voucher Programs (HCV, PBV, & RAD).

Background:

The HUD Code of Federal Regulations provides for all housing residents to receive an allowance toward the cost of tenant-paid utilities. This allowance is intended to cover “reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthy living environment.” In compliance with these regulations, the Port Arthur Housing Authority’s Housing Choice Voucher Program calculates utility allowances on the basis of consumption data for essential appliances and services: water, sewer, trash collection, heating, lighting, cooking, and minor electrical appliances.

The Port Arthur Housing Choice Voucher Program provides utility allowances for tenants who pay their own utility costs. These tenants are allotted a utility allowances to help pay “reasonable and conservative” utility usage. Each year the agency must review the utility allowances based upon current rates. As always, our goal is to comply with HUD regulations and establish a reasonable allowance schedule. This year changes are recommended based on the survey conducted by RKB2 Consultants / Robert K. Bein II.

Budget/ Fiscal Effect:

Varies

Staffing / Employee Effect:

None

**PORT ARTHUR HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
MONDAY, OCTOBER 24, 2022**

RESOLUTION NO. 10242022-02

**ADOPTING A REVISED UTILITY ALLOWANCE SCHEDULE FOR THE HOUSING
CHOICE VOUCHER PROGRAM EFFECTIVE JANUARY 1, 2023**

WHEREAS, the Port Arthur Housing Authority (PAHA) is required to grant assisted households a deduction from rent for tenant paid utilities; and

WHEREAS, HUD regulations require the Housing Authority to examine the Utility Allowance Schedule annually, and to make modifications if rates have changed; and

WHEREAS, PAHA's consultant, Robert K. Bein, RKB2 CONSULTANTS, has determined that the rates have changed for basic utilities;

NOW, THEREFORE BE IT RESOLVED, that the proposed utility allowance schedule for the Housing Choice Voucher Program is adopted effective JANUARY 1, 2023.

EXECUTED THIS 24th DAY OF OCTOBER 2022.

CHAIR

ATTEST:

SECRETARY

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)
PORT ARTHUR HOUSING AUTHORITY		SINGLE FAMILY - house, mobile home					10-01-2022
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$6.00	\$8.00	\$11.00	\$14.00	\$18.00	\$23.00
	Bottled Gas						
	Electric	\$7.00	\$10.00	\$14.00	\$18.00	\$23.00	\$30.00
	Electric – Heat Pump	\$5.00	\$7.00	\$9.00	\$13.00	\$17.00	\$21.00
	Fuel Oil						
	Other						
Cooking	Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00	\$10.00
	Bottled Gas						
	Electric	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00	\$9.00
	Other						
Other Electric		\$15.00	\$22.00	\$28.00	\$34.00	\$43.00	\$49.00
Air Conditioning		\$18.00	\$25.00	\$31.00	\$37.00	\$46.00	\$55.00
Water Heating	Natural Gas	\$7.00	\$10.00	\$14.00	\$18.00	\$23.00	\$28.00
	Bottled Gas						
	Electric	\$10.00	\$14.00	\$16.00	\$20.00	\$23.00	\$31.00
	Fuel Oil						
Water		\$13.00	\$18.00	\$29.00	\$39.00	\$49.00	\$60.00
Sewer		\$14.00	\$19.00	\$29.00	\$40.00	\$50.00	\$61.00
Trash Collection		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Other – specify							
Range/Microwave		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Refrigerator		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					Total		

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDuser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
PORT ARTHUR HOUSING AUTHORITY		MULT- FAMILY - apartment, townhouse, duplex					10-01-2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$3.00	\$6.00	\$8.00	\$11.00	\$14.00	\$18.00	
	Bottled Gas							
	Electric	\$6.00	\$8.00	\$11.00	\$15.00	\$19.00	\$25.00	
	Electric – Heat Pump	\$4.00	\$6.00	\$8.00	\$10.00	\$14.00	\$18.00	
	Fuel Oil							
	Other							
Cooking	Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00	\$10.00	
	Bottled Gas							
	Electric	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00	\$9.00	
	Other							
Other Electric		\$15.00	\$22.00	\$28.00	\$34.00	\$43.00	\$49.00	
Air Conditioning		\$15.00	\$21.00	\$26.00	\$32.00	\$40.00	\$48.00	
Water Heating	Natural Gas	\$7.00	\$10.00	\$14.00	\$18.00	\$23.00	\$28.00	
	Bottled Gas							
	Electric	\$10.00	\$14.00	\$16.00	\$20.00	\$23.00	\$31.00	
	Fuel Oil							
Water		\$13.00	\$18.00	\$29.00	\$39.00	\$49.00	\$60.00	
Sewer		\$14.00	\$19.00	\$29.00	\$40.00	\$50.00	\$61.00	
Trash Collection		\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
Other – specify								
Range/Microwave		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	
Refrigerator		\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.