

Eden Housing Authority  
104 E. Blanchard St. #23  
Eden TX 76837

July 18, 2025

Dear Mayor Rodgers:

Please find enclosed the Certification Form for HUD. It is a form that the mayor signs every five years.

Please reach out to me for any questions you may have. I can email the 5-year plan for your review.

Your assistance in this matter is greatly appreciated.

Best regards,

*Karen Baker Reynolds*

Karen Baker Reynolds

Executive Director

Eden Housing Authority

(325) 998-0237

<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 09/30/2027</b>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Rena Rogers, the Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX260 - Housing Authority of Eden is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Eden, Texas pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Eden Housing Authority Annual and 5 Year Plans, are consistent with the Consolidate Plan and State Consolidated Plan in that it provides safe, decent, and sanitary homes to the population of our communities. To have homes where families, the elderly, and disabled can afford to live comfortably. Communities where children can thrive not only in school but in the homes their parents can afford. Homes free from discrimination.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	<b>Rena Rogers</b>	Title:	<b>Mayor</b>
Signature:	Date:		

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *TX260-Housing Authority of Eden form HUD-50077-SL (Form ID - 5055) printed by Karen Reynolds in HUD Secure Systems/Public Housing Portal at 07/17/2025 04:51PM EST*

<p><b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b></p>	<p><b>U.S. Department of Housing and Urban Development</b>                  Office of Public and Indian Housing                  OMB No. 2577-0226  <b>Expires 09/30/2027</b></p>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Renaë Rodgers, the Mayor certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX260 - Housing Authority of Eden is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Eden, Texas pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

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Name of Authorized Official:	<b>Renaë Rodgers</b>	Title:	<b>Mayor</b>
Signature:	Date:		

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**Form identification:** TX260-Housing Authority of Eden form HUD-50077-SL (Form ID - 5055) printed by Karen Reynolds in HUD Secure Systems/Public Housing Portal at 07/18/2025 04:24PM EST

**HOUSING AUTHORITY OF THE CITY OF EDEN**

104 E Blanchard St – Box 23  
Eden, Texas 76837  
(325) 869-6491

Karen Baker Reynolds  
Executive Director

Email – [Karen@bangsha.net](mailto:Karen@bangsha.net)

July 18, 2025

Honorable Renae Rodgers

Good afternoon Mayor Rodgers:

Attached please find a copy of the 5 Year Plan for the Eden Housing Authority for 2025-2029.

If you should have any questions please feel free to contact me at the number listed above or on my cell at 325-998-0237.

Sincerely,  
*Karen Baker Reynolds*  
Karen Reynolds  
Executive Director

<p><b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b></p>	<p><b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 09/30/2027</b></p>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

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Name of Authorized Official:	<b>Renaë Rodgers</b>	Title:	<b>Mayor</b>
Signature:	Date:		

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**Form identification:** *TX260-Housing Authority of Eden form HUD-50077-SL (Form ID - 5055) printed by Karen Reynolds in HUD Secure Systems/Public Housing Portal at 07/18/2025 04:24PM EST*

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
A.1	<p>PHA Name: <b>Housing Authority of Eden</b> PHA Code: <b>TX260</b>                  PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b>10/2025</b>                  The Five-Year Period of the Plan (i.e., 2019-2023): <b>2025-2029</b>                  Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> Plan may be accessed at the office located at 104 E Blanchard Street, Eden, TX 76837 during regular office hours from 9:00 a.m. until 12:00 p.m. Monday through Friday.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="178 1081 1412 1165"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
B.1	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the PHA is the same as that of the Department of Housing and Urban Development: <b>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</b></p>														
B.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>Goals and objectives are to minimize vacancies and modernize and renovate units as they are vacant and funding allows.</p>														
B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PHA has minimized vacancies and renovated as time and funding allows.</p>														
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>														

	<p><b>GOALS AND OBJECTIVES:</b> A. Maintaining compliance with all applicable legal requirements imposed by VAWA. B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking. C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault and stalking. D. Creating and maintaining collaborative arrangements between the PHA, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking. E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault and stalking affecting individuals assisted by the PHA.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any change to the Mission Statement such as 50% deletion from or addition to the goals and objectives as a whole or 50% or more decrease in the quantifiable measurement of any individual goal or objective.</p>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?                  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?                  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <hr/> <p><b>Fair Housing Goal: Our goal is to make our public housing units as accessible as possible to all applicants and residents. To operate in a non-discriminant manner and provide a safe haven for all applicants.</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>We provide reasonable accommodation to all applicants and residents. We do not allow discrimination of anyone who wants to live in our complexes. Our employees have attended training to recognize barriers to Fair Housing. While funding restraints are prohibitive to making our complexes 100% accessible we try to find safe ways to accommodate everyone.</b></p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice: The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

7/17/25, 4:45 PM

HUD-50075-5YR

**Form identification:** TX260-Housing Authority of Eden form HUD-50075-5Y (Form ID - 3825) printed by Karen Reynolds in HUD Secure Systems/Public Housing Portal at 07/17/2025 05:45PM EST

Capital Fund Program - Five-Year Action Plan

Status: Draft      Approval Date:      Approved By:

<b>Part I: Summary</b>						
PHA Name: Housing Authority of Eden		Locality (City/County & State)				
PHA Number: TX260		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:      )				
<b>A.</b>	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	UNNAMED (TX260000010)	\$91,584.00	\$91,584.00	\$91,584.00	\$91,584.00	\$91,584.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000131	UNNAMED (TX260000010) Operations(Administration (1410)-Other)	Operating Expenses		\$91,584.00
ID0000132	Replace sewer lines(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines		\$15,000.00
ID0000133	Non Dwelling Structures(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Landscaps,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Suffits,Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooding,Non-Dwelling Interior (1480)-Common Area Kitchens)	Painting, Plumbing, HVAC, Carpentry, & general improvements		\$3,400.00
ID0000134	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-non-physical),Management Improvement (1408)-Security Improvements (non police or guard-non-physical),Management Improvement (1408)-System Improvements)	Computer Software Service Agreement, Training, Office Improvements		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000135	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC units		\$21,399.00
ID0000136	Appliances and water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Refrigerators and ranges and water heaters		\$10,000.00
ID0000137	Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Soffits)	Repair of exterior and painting of painted areas		\$10,000.00
ID0000138	Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replacement of doors		\$2,000.00
ID0000139	Plumbing fixtures(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace/repair fixtures		\$4,000.00
ID0000140	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring		\$4,000.00
ID0000141	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Maintenance tools and equipment		\$1,785.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$91,584.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	UNNAMED (TX260000010)			\$91,584.00	
ID0000142	Sewer line replacement(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer line replacement		\$20,000.00	
ID0000143	Operations(Operations (1406))	Operating expenses		\$15,000.00	
ID0000144	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Systems and technology upgrades, copier		\$3,500.00	
ID0000145	Non Dwelling Structures(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Rehab old office and community area, flooring, paint, plumbing, carpentry		\$4,647.00	
ID0000146	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replacement of HVAC units		\$18,705.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000147	Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace/repair cabinets		\$16,193.00	
ID0000148	Water line replacement(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace water lines		\$13,539.00	
	Subtotal of Estimated Cost			\$91,584.00	

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000149	UNNAMED (TX260000010) Non Dwelling Structures(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Landscape) Replace water lines(Dwelling Unit-Interior (1480)-Plumbing)	Painting, Plumbing, HVAC, Carpentry, General Improvements		\$91,584.00 \$1,000.00	
ID0000150		Replace water lines		\$37,400.00	
ID0000151		Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Software Service Agreements, Training, Office Improvements		\$3,500.00
ID0000152		Operations(Operations (1406))	Funding for Operations		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000153	HVAC (Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC units			\$15,000.00
ID0000154	Painting and carpentry(Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors)	Painting and repairing paintable areas			\$15,149.00
ID0000155	Drainage(Non-Dwelling Site Work (1480)-Storm Drainage)	Fix drainage issues which hold water on exterior of buildings			\$3,000.00
ID0000156	Tree Trimming and removal(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Tree trimming and removal			\$6,535.00
	Subtotal of Estimated Cost				\$91,584.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2028		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000157	UNNAMED (TX260000010) Non Dwelling Structures(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters, Non-Dwelling Construction - Mechanical (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Siding, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooding, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Landscape) Replace water lines(Dwelling Unit-Interior (1480)-Plumbing)	Painting, Plumbing, HVAC, Carpentry, General Improvements			\$91,584.00 \$1,000.00
ID0000158	Replace water lines(Dwelling Unit-Interior (1480)-Plumbing)	Replace water lines			\$30,000.00
ID0000159	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Computer Software Service Agreements, Training, Office Improvements			\$3,500.00
ID0000160	Operations(Operations (1406))	Funding for Operations			\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000161	HVAC (Dwelling Unit-Interior (1480)-Mechanical)	Replace HVAC units		\$15,000.00
ID0000162	Painting and carpentry(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting and repairing paintable areas		\$22,549.00
ID0000163	Drainage(Non-Dwelling Site Work (1480)-Storm Drainage)	Fix drainage issues which hold water on exterior of buildings		\$3,000.00
ID0000164	Tree trimming and removal(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Tree trimming and removal		\$6,535.00
	Subtotal of Estimated Cost			\$91,584.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000165	UNNAMED (TX260000010) Operations (Operations (1406))	Operations		\$91,584.00
ID0000166	Dwelling Structures(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)- Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)- Softfit,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)- Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)- Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Painting, drywall repair, texture, cabinets, plumbing		\$30,000.00
ID0000167		HVAC units installed		\$15,000.00
ID0000168	Windows and door(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)- Other)	Exterior doors, screen door, window repairs/replacement		\$21,584.00
ID0000169	Tree Trimming/removal(Dwelling Unit-Site Work (1480)-Other)	Tree trimming/removal		\$10,000.00
	Subtotal of Estimated Cost			\$91,584.00

**Civil Rights Certification  
(Qualified PHAs)**

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 09/30/2027

**Civil Rights Certification  
Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 10/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of Eden

TX260

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)