

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Austin

PHA Number: TX001

PHA Fiscal Year Beginning: 04/01/99

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

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

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN IS A PUBLIC AGENCY WHOSE BUSINESS IS TO:

- **ENSURE THAT SAFE, QUALITY AFFORDABLE HOUSING OPPORTUNITIES EXIST FOR FAMILIES OF LOW INCOME,**
- **BREAK THE POVERTY CYCLE BY SERVING AS A CATALYST FOR OUR RESIDENTS TOBECOME ECONOMICALLY SELF-SUFFICIENT,**
- **CREATE MEANINGFUL PARTNERSHIPS TO MAXIMIZE AVAILABLE COMMUNITY RESOURCES FOR OUR RESIDENTS,**
- **EFFICIENTLY AND EFFECTIVELY MEET FEDERAL, STATE AND LOCAL MANDATES**

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN WILL PERSUE ENTREPERNEURAIL OPPORTUNITIES TO ADDRESS EMERGING TRENDS AND RESPOND TO THE CAHLLENGES OF THE FUTURE.

B. Goals

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

include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

INCREASE THE NUMBER OF NEW OR REHABILITATED AFFORDABLE HOUSING UNITS (PUBLIC AND PRIVATE) BY 200 UNITS IN THE NEXT TWO YEARS.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: FY 2000/2001
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:

Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

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

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

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

- **PROVIDE FSS ESCROW ACCOUNT FOR FAMILIES WHO HAVE COMMITTED TO BECOME FREE OF PUBLIC ASSISTANCE WITHIN 3-5 YEARS**
- **PROVIDE HOME BUYING, CREDIT COUNSELING AND JOB RETENTION SERVICES FOR FAMILIES WHO WISH TO IMPROVE THEIR ECONOMIC SITUATION**
- **INCREASE BY 5% THE NUMBER OF RESIDENTS WHO ARE EMPLOYED AT A SELF-SUSTAINING WAGE**
- **INCREASE MEANINGFUL RESIDENT PARTICIPATION IN THE IMPROVEMENT OF THEIR COMMUNITIES**

- **CREATE MEANINGFUL PARTNERSHIPS TO MAXIMIZE AVAILABLE COMMUNITY RESOURCES FOR OUR RESIDENTS**
- **INCREASE THE MOTIVATION OF THE RESIDENTS TO BECOME SELF-SUFFICIENT**
- **IMPROVE THE RESIDENTS CHANCES OF BECOMING SELF-SUSTAINING AND SUCCESSFUL HOME OWNERS**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- **RETAIN 80% OF HIGH QUALITY EMPLOYEES. (THOSE WHO SCORE ALL 3'S OR ABOVE ON ALL FUNCTIONAL AREAS OF THEIR PERFORMANCE EVALUATION.)**
- **INCREASE NET CASH FLOW BY \$2 MILLION IN THE NEXT TWO YEARS.**

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

ANNUAL AND FIVE-YEAR AGENCY PLANS

Introduction:

The Housing Authority of the City of Austin was created December 23, 1937 by resolution of the City Council of the City of Austin to construct three hundred and thirty seven dwelling units.

Recently a man said to me, "Lyndon, I'm against this (public housing) program, because I have been told it is Government competition with private business". He asked me if this was true, and I said, "Yes sir; it is true. The Government is competing with shacks and hovels and hog sites and all the other foul holes in which the underprivileged have had to live. The Government is attempting to wipe out these wretched excuses for American homes. If you object to that kind of Government competition, then I'm disappointed in you."

-Austin Congressman Lyndon Baines Johnson, during an Austin radio address, January 23, 1938.

The years have brought change to the housing authority, which has grown to the 6th largest housing authority in the State. Housing continues to be an issue with local rents increasing by 55% since 1990. As a result, nearly one third of the city's residents cannot afford housing in the local market.

The Board of Commissioner's and Staff recognize the affordable housing crisis that our community is currently facing and has conducted strategic planning to begin addressing the myriad of housing needs. The succinct vision adopted is:

The Housing Authority of the City of Austin, TX (HACA) is a successful business that uses public/private partnerships to create and maintain enough safe, attractive, affordable housing to meet the demand. Residents meaningfully participate in improving their community and reaching self-sufficiency. HACA

takes leadership on behalf of its constituents and is recognized for its responsiveness, open communication, creative planning and actions, and its overall integrity.

The Board of Commissioners and staff selected five priority goals or results for the next two years. They are:

- A. Retain 80% of high quality HACA employees (those who score all 3's or above on all functional areas of their performance evaluation).
- B. Increase the number of new or rehabilitated affordable housing units (public and private) by 200 in the next two years.
- C. Increase meaningful resident participation in improving their community. The resident will provide the information and participate in this community development.
- D. Increase net cash flow by \$2 million in the next two years.
- E. Increase by five % the number of residents who are employed at a sustainable wage.

The Board of Commissioners and staff updated the mission statement:

The

Housing Authority of the City of Austin is a public agency whose business is to:

- ensure that safe, quality affordable housing opportunities exist for families of low income,
- break the poverty cycle by serving as a catalyst for our residents to become economically self-sufficient,
- create meaningful partnerships to maximize available community resources for our residents,
- efficiently and effectively meet federal, state and local mandates.

The Housing Authority of the City of Austin will pursue entrepreneurial opportunities to address emerging trends and respond to the challenges of the future.

- Statement of Financial Resources Available to the Agency to Serve the Community:
 - A. Section 8 Reserve is available as a limited resource that could be used to leverage other financial opportunities.
 - B. Utility conservation programs to generate additional resources. Possibly buy and sell electricity.
 - C. Local, State and Federal Grants.
 - D. Respond to RFP's that HACA can provide services for.
 - E. Tax credits to build affordable housing to produce additional resources.
 - F. Issue Bonds to build or purchase existing multifamily housing to produce additional resources.
 - G. Bank Loans to build or purchase existing multifamily housing to produce additional resources.
 - H. Evaluate existing inventory for under utilization and what other opportunities may exist for that property or properties.
- The HACA certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The HACA has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of HACA's Agency Plan to HUD on February 29, 1999.

- The HACA has developed a very effective Asset Management plan to maintain its properties and manage operations through the proper direction of the following Annual Plan components:

Financial Resources

Operations and Management

Capital Improvements

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (**Attachment B: Deconcentration**)
- FY 2000 Capital Fund Program Annual Statement
(**Attachment Component 7 Capital Fund Program Annual Statement Parts I, II and III in PHA Plan Table Library**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (**Attachment A: Org Chart**)
- FY 2000 Capital Fund Program 5 Year Action Plan
(**Attachment Table for 5-Year Plan for Capital Fund (Component 7 in PHA Plan Table Library)**)
- Public Housing Drug Elimination Program (PHDEP) Plan
(**Attachment C: PHDEP**)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**Attachment D: Resident Advisory Board**)
- Other (List below, providing each attachment name) (**Attachment E: Pet Policy**)
(**Attachment F: Certification by Local Official of PHA Plans Consistency with the Consolidated Plan**) and (**Attachment G: PHA Certification of Compliance with PHA Plan and Related Regulations**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have

housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5	5	5	5	5	N/A	N/A
Income >30% but <=50% of AMI	4	4	4	4	4	N/A	N/A
Income >50% but <80% of AMI	3	3	3	3	3	N/A	N/A
Elderly	5	4	4	4	5	N/A	N/A
Families with Disabilities	5	4	5	5	5	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **FY 1999/2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List						
Waiting list type: (select one)						
<input checked="" type="checkbox"/> Section 8 tenant-based assistance						
<input checked="" type="checkbox"/> Public Housing						
<input type="checkbox"/> Combined Section 8 and Public Housing						
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)						
If used, identify which development/subjurisdiction:						
	# of families		% of total families		Annual Turnover	
	S8	PH	S8	PH	S8	PH
Waiting list total	2140	1229			632	4553
Extremely low income <=30% AMI	1785	1091	83.41%	88.77%	(approx. #'s)	
Very low income (>30% but <=50% AMI)	330	126	15.42%	10.25%		
Low income (>50% but <80% AMI)	25	12	1.17%	.98%		
Families with children	1704	862	79.63%	70.14%		
Elderly families	218	58	10.19%	4.72%		
Families with Disabilities	194	104	9.07%	8.46%		
Race/ethnicity 1/ 1	645	485	30.14%	39.46%		
Race/ethnicity 1/ 2	247	166	11.54%	13.51%		
Race/ethnicity 2/ 1	13	6	.61%	.49%		
Race/ethnicity 2/ 2	1194	548	55.79%	44.59%		
Race/ethnicity 3/ 1	25	9	1.17%	.73%		
Race/ethnicity 3/ 2	7	6	.33%	.49%		
Race/ethnicity 4/ 1	2	0	.09%	0%		
Race/ethnicity 4/ 2	6	9	.28%	.73%		
Characteristics by Bedroom Size (Public Housing Only)						
1BR		352		28.64%		

Table Library

Housing Needs of Families on the Waiting List						
2 BR		648		52.73%		
3 BR		211		17.17%		
4 BR		17		1.38%		
5 BR		1		.008%		
5+ BR						
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No, for PH <input checked="" type="checkbox"/> Yes, for Section 8 If yes: How long has it been closed (# of months)? 6 months for Section 8 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes						

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

MEETING PUBLIC HOUSING REQUIREMENTS

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

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

Select all that apply

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

MEETING PUBLIC HOUSING REQUIREMENTS

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

WILL MARKET IN ACCORDANCE WITH FAMILY OUTREACH PORTIONS OF THE HOUSING OCCUPANCY MANUAL AND THE SECTION 8 ADMINISTRATIVE PLAN (Section A.1 Ongoing Outreach)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$3,049,378	
b) Public Housing Capital Fund	2,154,084	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,486,244	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	482,000	
g) Resident Opportunity and Self-Sufficiency Grants	200,000	
h) Community Development Block Grant		
i) HOME	667,000	(1)
Other Federal Grants (list below)		
EDSS GRANT	482,000	(2)
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CAPITAL FUND		
SHELTER PLUS CARE	324,746	(3)
3. Public Housing Dwelling Rental Income		
DWELLING RENTAL	2,793,216	OPERATIONS
4. Other income (list below)		
INTEREST INCOME	92,000	OPERATIONS
OTHER INCOME	275,462	OPERATIONS
5. Non-federal sources (list below)		
SAFE & DRUG FREE SCHOOLS	24,067	(4)
WELFARE TO WORK PROGRAM	1,561,651	(5)
Total resources	26,636,848	

- (1) TENANT BASED RENTAL ASSISTANCE PROGRAM (TBRA)
(2) ECONOMIC DEVELOPMENT AND SUPPORTIVE SERVICES
(3) RENTAL ASSISTANCE TO HARD TO SERVE HOMELESS PERSONS W/DISABILITIES
(4) EDUCATION PROGRAMS
(5) EDUCATION AND JOB PLACEMENT PROGRAMS

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

- When families are within a certain number of being offered a unit: **(20-25)**
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

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

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

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

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

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) **On Occasion**

(2)Waiting List Organization

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/A

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans’ families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) **ELDERLY/DISABLED**

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

 2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other sources: **BROCHURES and TENANT HANDBOOK**

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
TX 1, 2, 3, 5, 6 & 8
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

TX 1, 2, 3, 5, 6, & 8

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

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

OCCASIONALLY

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

- Criminal or drug-related activity
 Other (describe below)

HACA MAY PROVIDE TO THE OWNER, THE FAMILY'S CURRENT AND PRIOR ADDRESS AS SHOWN ON HACA RECORDS AND THE NAME AND ADDRESS IF KNOWN, OF THE LANDLORD AT THE FAMILY'S CURRENT AND LAST PRIOR ADDRESS. SUCH REQUESTS MUST BE MADE IN WRITING.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

OPENING OF THE WAITING LIST WILL BE PUBLICLY ANNOUNCED BY PUBLICATION IN LOCAL NEWSPAPER OF SEVERAL CIRCULATIONS AND IN MINORITY MEDIA AND OTHER SUITABLE MEANS.

(3) Search Time

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

If yes, state circumstances below:

REQUESTS ARE EVALUATED ON A CASE BY CASE BASIS AND MUST BE MADE NO LATER THAN 10 DAYS AFTER THE EXPIRATION OF THE CERTIFICATE OR VOUCHER. A REQUEST FOR AN EXTENSION MUST BE ACCOMPANIED BY A LIST OF NO LESS THAN FIVE (5) VERIFIABLE CONTACTS MADE BY THE FAMILY EITHER BY TELEPHONE OR IN PERSON TO OWNERS OR AGENTS AND AN UPDATED INCOME VERIFICATION. HACA WILL REVIEW WITH THE FAMILY, THE EFFORTS MADE BY THE FAMILY DURING THEIR SEARCH. IF HACA BELIEVES THAT THERE IS A REASONABLE POSSIBILITY THAT THE FAMILY CAN WITH ADDITIONAL TIME, FIND A SUITABLE UNIT, AN EXTENSION MAY BE GRANTED.

THOSE REQUESTING AN EXTENSION DUE TO MEDICAL REASONS MUST PROVIDE THIS OFFICE WITH DOCTOR'S/HOSPITAL RECORDS SUPPORTING THEIR CLAIM BEFORE AN EXTENSION CAN BE CONSIDERED.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

ELDERLY/DISABLED

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

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 Other preference(s) (list below)

ELDERLY/DISABLED AND INVOLUNTARY DISPLACEMENT (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

- Date and time of application
 Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

HOUSING OPERATIONS OCCUPANCY MANUAL

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

- Through published notices
- Other (list below)

SEND LETTERS TO FAMILIES ON SECTION 8 WAITING LIST

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

c. Rents set at less than 30% than adjusted income

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

CHILD SUPPORT PAYMENTS UP TO \$480 ANNUALLY, PER CHILD BY ANY MEMBER OF THE FAMILY FOR THE SUPPORT AND MAINTENANCE OF ANY CHILD WHO DOES NOT RESIDE IN THE HOUSEHOLD.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

Other (list below)

ANYTIME A FAMILY EXPERIENCES AN INCOME INCREASE OR DECREASE.

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

(2) Flat Rents

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

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

100% of FMR

Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

INCORPORATED IN THE REVISED SECTION 8 ADMINISTRATIVE PLAN

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. (**ATTACHMENT A- Org chart**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,870	420 (21%)
Section 8 Vouchers	1907	156
Section 8 Certificates	296	24
Section 8 Mod Rehab	0	
Special Purpose Section 8 Certificates/Vouchers (list individually)	700 WELFARE TO WORK VOUCHERS	57
Public Housing Drug Elimination Program (PHDEP)	1,928 FAMILIES	N/A
TENANT OPPORTUNITIES PROGRAM (TOP)	1,928 FAMILIES (GRANTED TO CITYWIDE ADVISORY RESIDENT BOARD)	N/A
WELFARE TO WORK PROGRAM (FORMULA GRANT)	112 FAMILIES	N/A
Other Federal Programs(list individually)		
SECTION 8 FAMILY SELF-SUFFICIENCY PROGRAM	31 MANDATORY SLOTS	5 PER YEAR

VOLUNTARY FSS PROGRAM	MINIMUM OF 50	MINIMUM OF 20
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C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

- **HOUSING OPERATIONS OCCUPANCY MANUAL**
- **MAINTENANCE POLICIES AND PROCEDURES**
- **HOUSING OPERATIONS STANDARD OPERATING PROCEDURES (SOP) MANUAL**

HACA MAINTAINS MONTHLY SCHEDULED EXTERMINATION OF ALL UNITS WITHIN ITS INVENTORY. ADDITIONALLY SPECIALIZED EXTERMINATION IS CONDUCTED ON AN AS NEEDED BASIS.

(2) Section 8 Management: (list below)

PLEASE REFER TO THE SECTION 8 ADMINISTRATION PLAN.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

HACA IS A HIGH PERFORMER-N/A. (Exempt from Component 6)

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment Component 7 Capital Fund Program Annual Statement Parts I, II and III in PHA Plan Table Library**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment Table for 5-Year Plan for Capital Fund (Component 7) in PHA Plan Table Library**

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
TAX CREDITS, ISSUANCE OF BONDS & OTHER MIXED FINANCING

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
DISPOSITION OF EXISTING PROPERTY

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/>

Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:

1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
--

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by

24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: **HACA WILL DEVELOP PROGRAM WITH PROJECT IMPLEMENTATION IN FY 2000/2001**

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **04/15/99**

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

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

BOTH THE PHA AND THE DEPARTMENT OF HUMAN SERVICES ARE ACTIVE PARTICIPANTS IN THE CITYWIDE WELFARE TO WORK COALITION WHICH WAS CREATED TO MOVE WELFARE RECIPIENTS INTO SUSTAINABLE EMPLOYMENT.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Referral Services provided to residents by Resident Services Specialists (RSS) assigned to their development.</i>	<i>~1,800</i>	<i>As needed, call in, walk in during office hours</i>	<i>Call your RSS or PHA's Community Development Office at 477-4488</i>	<i>Both</i>
<i>Voluntary FSS Program Families are assisted and encouraged by PHA to attain self sufficiency. Escrow Accounts are an Incentive offered by the PHA</i>	<i>Currently : 52 Goal: 100</i>	<i>Specific Criteria and Waiting List</i>	<i>Must attend orientation to be added to Wait List. Contact FSS Coord. At PHA Main Office 477-4488</i>	<i>Both</i>
<i>Workforce Van Project Van provided by Capital Metro, PHA manages driver/project, Capital Area Workforce Dev. Board provides driver's Salary. Free Rides to Workforce Centers and Dept of Human Services</i>	Varies <i>~40/month</i>	<i>Upon Request</i>	<i>Call Van Hot Line at PHA Main Off. 477-4488, ext 802</i>	Public and S8 Tenants, TANF Recipients, WtW Clients, Choices Participants, Low Income Families
<i>Central East Austin Community Organization dedicates emergency assistance, health awareness workshops, life skills training, youth mentoring/tutoring to PHA Residents</i>	<i>~200</i>	<i>Upon Request and Availability of Space & Resources</i>	<i>Call CEACO at 472-1454 or PHA Community Development Off. 477-4488</i>	<i>Both</i>
<i>Dispute Resolution Services and Training. Mediation Services. Mediation and Leadership Training.</i>	<i>~ 50</i>	<i>Registration and Upon Request</i>	<i>For info. Attend City Wide Advisory Board Meeting or call PHA</i>	Both

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<i>Resident Council Training</i>			<i>Community Development Off 477-4488</i>	
<i>Job Placement and Training Services on Site. Goodwill Industries is housed at one of the PHA's developments.</i>	<i>~300</i>	<i>Upon Request</i>	<i>Call Goodwill at Rosewood Courts 637-7100</i>	<i>Both</i>
<i>GED Courses and Testing on Site. Classes currently at three PHA developments. Austin Community College provides instructors.</i>	<i>~30</i>	<i>Upon Request</i>	<i>PHA Community Development Office 477-4488</i>	<i>Both</i>
Computer Training Courses at Booker T. Washington and Rosewood Courts (Goodwill Office)	<i>~30</i>	<i>Upon Request</i>	<i>Call Goodwill at 637-7100 or BTW at 478-9247</i>	Both
<i>Youth Programs: Tutoring, Mentoring, Drug Prevention Programs, week-day dinner all provided to PHA youth by Partner, The Boys & Girls Club. Free rides to Eastside Club on Neal Street.</i>	<i>~70</i>	<i>Upon parent's permission and membership registration.</i>	<i>Call PHA Drug Elimination Coord at 444-3941</i>	<i>Public Housing Youth</i>
<i>Austin Police Department Sponsors Apartment Residents on Watch Program and Resident Patrols. Residents report suspicious and criminal activity. Currently at Rosewood, Santa Rita, Lakeside, Salina, Gaston, Northloop, & Rio Lado.</i>	<i>7 Sites</i>	<i>Must attend training and/or orientation.</i>	<i>Call Security Coordinator at PHA Main Office 477-4488 ext. 404</i>	<i>Public Housing</i>
<i>Raising Self Esteem and Mental Health Activities for middle school girls sponsored by the YWCA at Meadowbrook</i>	<i>~10</i>	<i>Gender and Age Criteria</i>	<i>Call YWCA or PHA Drug Elimination Coord at 444-3941</i>	<i>Both</i>
<i>Health Services on site</i>	<i>~400</i>	<i>Walk in basis</i>	<i>Call Community</i>	<i>Public Housing</i>

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<i>provided by several community organizations. Chiropractor, foot care, blood pressure and sugar screening, vaccinations. At Lakeside, Salina, Gaston, Northloop, Thurmond Heights, Booker T. Washington.</i>			<i>Development Staff at your site for schedules and services at your site. Or PHA Main Off. 477-4488</i>	
<i>Several congregations provide mass, monthly service, bible study, Sunday school, or sponsor activities at several sites or transportation to service. At Meadowbrook, Lakeside, Salinas, Thurmond, and Georgian Manor, Rio Lado and Coronado Hills.</i>	<i>~175</i>	<i>Walk in basis</i>	<i>Call Community Development Staff at your Site or PHA Main Office 477-4488</i>	<i>Public Housing</i>
<i>HIV Testing and Counseling at BTW by City of Austin Health and Human Services</i>	<i>Records not kept due to confidentiality.</i>	<i>Walk-in basis</i>	<i>Call for Monthly schedule to BTW Community Dev. Office 478-9427</i>	<i>Public Housing</i>
<i>In-home respite care for seniors provided by PHA's Elderly Supportive Services Grant.</i>	<i>~50</i>	<i>Specific criteria</i>	<i>Call Comm. Dev. Staff at Lakeside or Northloop, or 477-4488.</i>	<i>Public Housing</i>
<i>Youth Sports Leagues offered by Children's Sport Foundation at Meadowbrook. Join the team.</i>	<i>~30</i>	<i>Must attend practice sessions to stay on team</i>	<i>Call PHA's Drug Elimination Coord at 444-3941</i>	<i>Public Housing</i>
<i>Daily lunches at Senior Sites provided by City of Austin Parks and Recreation Dept.</i>	<i>~ 300</i>	<i>Register for program.</i>	<i>Call Comm. Dev. Office at your site. Or 477-4488</i>	<i>Public Housing</i>
<i>Supper Club is a job retention support group for parents returning to the workforce. Offered by</i>	<i>2 Sites Attendance Varies</i>	<i>Can attend any supper club meeting.</i>	<i>Call PHA's Community Development Off at Main Office</i>	Public Housing

Table Library

<i>Austin Outreach at Santa Rita and Northgate.</i>			477-4488	
---	--	--	----------	--

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	52
Section 8	28	50

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] (**ATTACHMENT E**)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

HACA IS A HIGH PERFORMER-N/A

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

PUBLIC HEARING SCHEDULED/HELD JANUARY 11, 2000

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

- Attached at Attachment (Citywide Advisory Board Comments)
 Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

FY 1999/2000 ANNUAL CONSOLIDATED PLAN (City of Austin)

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

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

- **TO PROVIDE DECENT HOUSING**
- **TO ESTABLISH AND MAINTAIN A SUITABLE LIVING ENVIRONMENT**
- **TO EXPAND ECONOMIC OPPORTUNITIES FOR ALL CITIZENS, PARTICULARLY THOSE WHO ARE EXTREMELY LOW AND LOW-INCOME.**

Other: (list below)

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

- **TO DEVELOP, PRESERVE, REHABILITATE THE CITY'S EXISTING SINGLE FAMILY AND MULTIFAMILY HOUSING STOCK, PRIMARILY FOR EXTREMELY LOW, LOW AND MODERATE-INOME FAMILIES (0-80% OF MEDIAN INCOME).**
- **TO IMPLEMENT HOUSING PROGRAMS IN ACCORDANCE WITH FEDERAL ACCESSIBILITY REGULATIONS.**

D. Other Information Required by HUD

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

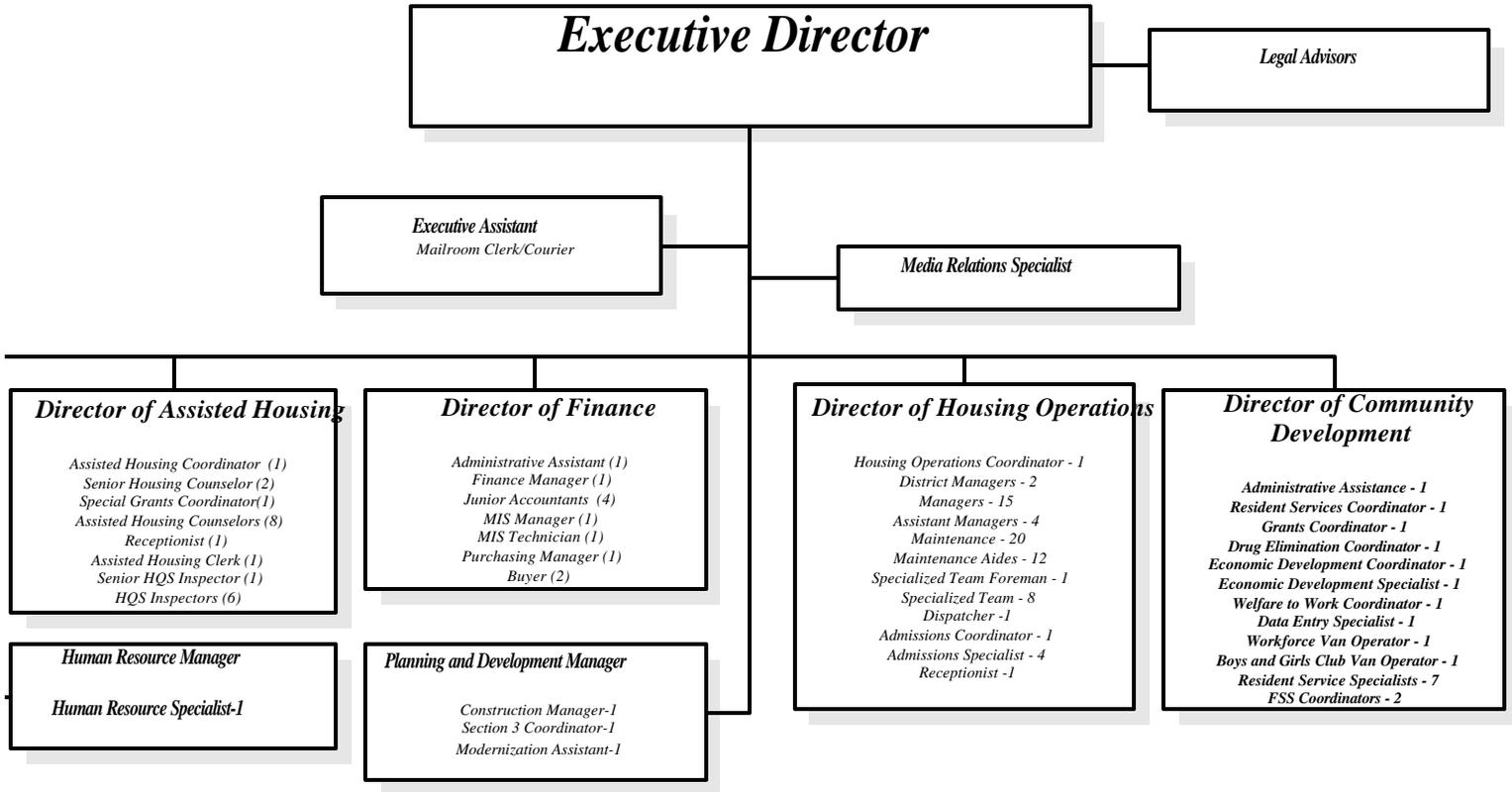
Attachments

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

Attachment A: Organizational Chart

HOUSING AUTHORITY OF THE CITY OF AUSTIN

PHA Plan to be adopted at february 17, 2000 Board Meeting



Attachment B: Deconcentration Policy (from the Housing Occupancy Manual)

Deconcentration Policy. The purpose of this policy is to provide for the deconcentration of poverty in public housing by bringing higher income residents into lower income developments or census tracts and lower income residents into higher income developments or census tracts. It is also the goal of HACA to make housing available to assisted housing residents in higher income areas than are traditionally available. In furtherance of this goal, HACA will intensify its marketing efforts to promote the participation of Section 8 landlords whose rental properties are in relatively higher income areas.

CHAPTER TWO ELIGIBILITY REQUIREMENTS

- I. **General Statement.** All families who are admitted into the Conventional Public Housing Program or the Section 8 Program administered by HACA must be individually determined to be eligible and suitable.
- II. **Income Mix and Selection Criteria and Deconcentration.** It is the policy of HACA to utilize mixed-income criteria in the selection of Conventional Public Housing residents. The purpose of utilizing mixed-income criteria is to provide for the deconcentration of poverty and income-mixing by bringing higher income residents into lower income census tracts and lower income tenants into higher income census tracts. This policy shall not be construed to impose or require any specific income or racial quotas for any development or developments.
- III. **General Eligibility Requirements.** The following eligibility criteria must be met in order for an applicant to be considered for the Conventional Public Housing Program or the Section 8 Program:
 - A. The applicant must be determined to be a Family;
 - B. The applicant must be a United States Citizen or a noncitizen who has eligible immigration status in one of the following categories: (1) lawfully admitted for permanent residence as an immigrant, including special agricultural workers; (2) entered the United States before January 1, 1972 and has maintained continuous residence thereafter, and who is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General of the United States; (3) lawfully present in the United States pursuant to the granting of asylum (refugee status); (4) lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in the public interest (parole status); (5) lawful present in the United States as a result of the Attorney General of the United States withholding of deportation

(threat to life or freedom);or (6) lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Action Section 245-A);

C. **(1) Income Limits:** The applicant family’s Annual Income must be within the Income Limits as required by the applicable federal regulations for each program. This restriction applies only at admissions, not for continued occupancy. **(2) Income Targeting Limits:** For each fiscal year, at least seventy-five percent (75%) of families admitted into the assisted housing program and forty percent (40%) of families admitted into the public housing program must have incomes that do not exceed thirty percent (30%) of the area median income. **(3) Fungibility** is allowed as cited in Chapter 7, Section 14. **(4) Tracking** of Income Targeting Limits shall be conducted as cited in Chapter 7, Section 15.

D. The applicant must not be an owner of a dwelling unit in the Austin area, unless determined to be an elderly family, elderly person, or other person(s) based on a case-by-case assessment. (Conventional Public Housing only).

IV. Occupancy Standards for the Conventional Public Housing Program.

Occupancy standards are a factor that is considered at time of admission and continued occupancy for the Conventional Public Housing. Occupancy Standards for the Section 8 Program can be found in the Section 8 Administrative Plan. These standards are to be used to determine the maximum and minimum number of bedrooms in the dwelling at time of move-in and to determine suitability of the dwelling as the size of the family increases or decreases during occupancy. These standards are designed to avoid overcrowding, to prevent waste of space, and to avoid mandatory transfers. When it is found that the size of the dwelling is no longer suitable for the family due to over or underhoused in accordance with the following standards, the family shall be required to transfer to an appropriate size unit regardless of whether the appropriate size unit is within the same development or located at another development pursuant to the applicable procedures for Resident Transfers set forth in Chapter 16.

Bedroom Size of Unit	Number of Family Members	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	6	8
5	7	10

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Dwelling units will be assigned so that:

- A. Unless one of the persons is under the age of seven (7) years of age, are husband and wife or persons of the same sex who engage in a consensual sexual relationship, persons of the opposite sex will not be required to share a bedroom;
- B. No more than one bedroom is authorized for each of the following groupings: (1) a couple with no children, (2) an eligible adult (elderly, handicapped, or disabled), (3) two children of the same sex regardless of age, or (4) two children of different sex where one of the children are less than seven (7) years of age;
- C. An elderly, handicapped or disabled person who qualifies to have a Live-in Aid will qualify for separate bedrooms;
- D. Upon acceptable written verification of a disability or handicap, a separate bedroom may be provided to an individual family member if, in HACA's sole discretion, separate living quarters are medically necessary and it is determined by HACA that no other accommodation for the disability can be made;
- E. In order to comply with the guidelines of the Texas Commission on Human Rights, it is HACA's policy to allow a husband and wife or persons of the same sex who are engaged in a consensual sexual relationship plus an infant under the age of six (6) months to reside in a one bedroom unit. Upon reaching the age of six (6) months or older, the family will be required to transfer at its own expense;
- F. At the applicant's request, HACA will assign an applicant to a smaller unit consistent with HACA occupancy standards without regard to the age, sex, or family relationship. If the applicant requests the smaller unit, which is consistent with HACA occupancy standards, the applicant shall not be entitled to request a transfer to a larger due to or reliance upon the preferences set forth above based upon the same number of persons who originally moved into the original unit; and
- G. In the event that adding eligible family members to the lease results in exceeding the maximum number of persons allowed in the unit, the Resident shall have the right to request a transfer to a larger unit. The development manager will forward a transfer request to the Admissions Coordinator so that the family is placed on the transfer wait list regardless of whether the family has or has not requested a transfer. The additional household member(s) will be added if such person(s) is/are eligible as determined pursuant to this Policy, and the

Resident meets all other requirements and conditions contained within Chapter 16.

- H. A family who contains a household member who is enrolled as a full-time student and is on the lease will be counted for the purposes of establishing occupancy standards for unit size if: (1) the household member is currently enrolled in an accredited two or four year college; and (2) the student will reside in the unit during holidays and summer breaks.
- I. A family whose head of household shares joint custody of a child, such child will only be counted for the purposes of establishing occupancy standards for unit size if: (1) the head of household is legally entitled to physical possession of the child more than 50% of the time; (2) the child actually physically resides with the head of household more than 50% of the time; (3) if the child is school age, the child is enrolled in the AISD district in which the unit is located, and (4) the head of household receives income for the support of the child.
- V. **Preliminary Eligibility Criteria.** All applications will be screened for preliminary eligibility before they are added to any HACA Waiting List. If an applicant is found to be preliminarily ineligible, their application will be rejected and their application will not be added to the program's waiting list which they have applied for. The following criteria shall be used to determine preliminary ineligibility.
 - A. Any applicant is deemed preliminarily ineligible and shall be rejected and not placed on either HACA Waiting List who has been evicted from public housing, Section 23, Indian Housing or the Section 8 Program for drug-related criminal activity within a three year period beginning on the official move-out date.
 - B. A former resident who was over the age of 18 at the time of residency and who owes a move-out balance or debt to HACA will be deemed preliminarily ineligible, rejected and shall not be placed on either HACA Waiting Lists.
 - C. An applicant is deemed preliminarily ineligible and shall be rejected if applying for the Section 8 program and they were terminated from that program within a 3 year period. If they had been evicted from the conventional public housing program for reasons other than drug related activity, they are preliminary ineligible to reapply to the same program for a period of two years.
 - D. For the purpose of providing a housing opportunity to as many applicants as possible, 12 months should elapse before an applicant is preliminarily eligible to reapply for the same program they have just

moved out of. This shall only include voluntary withdrawals in the Section 8 program. This shall include abandonment of unit or voluntary withdrawals in the conventional public housing program.

Abandonment of unit in the Section 8 program is equal to that of a termination and would therefore be subject to Section 5(C) in this chapter.

- E. An applicant is deemed preliminarily ineligible and shall be rejected if applying for the same program for which they have been denied admissions due to criminal history or derogatory rental history within a 12-month period. The applicant will not be eligible to request an informal review of this rejection due to the fact that the applicant was offered an informal review when they were initially denied admissions for criminal history and/or derogatory rental history. Twelve months should elapse from the date of denial or date of the hearing decision which ever is later.
- F. An applicant is deemed preliminarily ineligible and shall be rejected if applying for the conventional public housing program and has rejected a CV housing offer within 12 months beginning the date that the offer was made.
- G. A family is deemed evicted if a lease termination/violation letter to the Family alleging a breach of the lease based upon drug-related criminal activity, criminal activity, non-payment of rent, or other breach had been sent and the family has voluntarily vacated or if a judgment for eviction is rendered, or if the family vacated due to the oral threatened termination of the lease.
- H. If an applicant is determined not to be eligible, the applicant shall be notified in writing of such ineligibility. The notice must specify the reasons for the determination and offer the applicant an opportunity for a review of the decision. The notice shall inform the applicant that she or he has ten (10) calendar days from the date of the notification letter to (1) pay 1/2 the amount owed to HACA and sign a payment agreement for the remaining balance in order to keep their application date and time if the rejection was based on a debt to HACA, or (2) request in writing an informal review. In order for the request or payment agreement to be timely, HACA must receive the written request or payment agreement by 5:00 p.m. on the tenth calendar day. For the purposes of calculating the ten (10) day time frame above, the date of the letter shall be excluded.
- I. If the applicant makes a written request for an informal hearing for a rejection based upon a move-out balance due or debts to HACA within the time frame allowed, the informal hearing will be conducted

by the Director of Housing Operations or his/her designee. This review does not deprive the applicant of other rights if she or he believes that she or he has been discriminated against on the basis of race, color, religion, sex, national origin, age or handicap. The informal review shall only review the particular decision in question. If the Director of Housing Operations or his/her designee believes that the rejection was improper, the applicant's application shall be processed in the same manner as all other applications in accordance with the Date and Time the application was submitted. If the rejection is found to be proper, the applicant must pay half of the amount due to HACA and sign a payment agreement for the remaining balance within 5 calendar days from the date that such decision was made in order for the applicant's application date and time to be valid. Payment agreements will be monitored monthly by HACA and applicants will be removed from the wait list should they not comply with the terms of the payment agreement. Full payment by money order or certified funds is required before the applicant is offered a housing unit/section 8 voucher.

- J. If the applicant makes a written request for an informal hearing for a rejection based upon other preliminary eligibility criteria within the time frame allowed, the informal hearing will be conducted by the Director of Housing Operations or his/her designee. This review does not deprive the applicant of other rights if she or he believes that she or he has been discriminated against on the basis of race, color, religion, sex, national origin, age or handicap. The informal review shall only review the particular decision in question. If the Director of Housing Operations or his/her designee believes that the rejection was improper, the applicant's application shall be processed in the same manner as all other applications in accordance with the Date and Time the application was submitted. The applicant will be entitled to review all documentation, including police reports, which are relied upon by HACA and provided the opportunity to dispute the accuracy and relevance of that record as detailed in Chapter 5, Section 18. HACA shall maintain criminal records as provided in Chapter 17, Section 3. If the Director of Housing Operations or his/her designee decides that the rejection was proper, the rejection will be final. The applicant will not be eligible to reapply or have this decision reviewed again until the proper time has elapsed as stated in A through F of this section.
- VI. Ineligibility of Dangerous Sex Offenders for Admission to Public Housing. Notwithstanding any other provision of law, HACA shall prohibit the admission of any individual who is subject to a lifetime registration

requirement pursuant to Chapter 62 of the Texas Code of Criminal Procedure or any other state's sex offender registration program. HACA shall carry out background checks on applicants for federally assisted housing and make further inquiry with state and local agencies as necessary to determine whether an applicant for federally assisted housing is subject to the lifetime registration requirement under Texas' Sex Offender Registration Program.

- A. Before an adverse action is taken with respect to an applicant for housing on the basis that an individual is subject to a lifetime registration requirement under a state sex offender registration program, HACA shall provide the tenant or applicant with a copy of the registration information and an opportunity to dispute the accuracy and relevance of that information via HACA's regular appeal process.
- B. HACA's Admissions Coordinator will maintain all records obtained pursuant to this policy and ensure that any information regarding a legitimate registration requirement under the State of Texas Sex Offender Registration Program that is obtained by HACA is (1) maintained confidentially, (2) Not misused or improperly disseminated and (3) destroyed once the purpose for which the record was requested has been accomplished

Attachment C: PHDEP

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ **424,705**
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R x
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

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

The Housing Authority of the City of Austin (HACA) has developed a comprehensive plan to address drug-related and violent crime in its public housing developments. HACA's plan includes four elements: supplemental law enforcement services, physical improvements to enhance security, resident crime watch programs, and drug prevention programs for youth.

In order to deter, prevent and therefore reduce crime at HACA sites, HACA is:

- Increasing the presence of law enforcement officials at our sites, such as the Veteran APD Officer who will work with HACA on a full time basis, on a part-time basis: Austin Community College Officers, County Sheriff's officers, Austin Independent School District Officers will patrol HACA when and where most needed.
- Make physical improvements such as privacy and security fences and lighting improvements to deter criminals from harboring in dark areas or trespassing onto property in order to commit crime.
- Encourage residents to report and deter crime through community involvement programs and hot lines.
- Provide positive alternatives to drugs and crime for youth and adults, HACA's drug prevention programs include after-school and summer recreational and sporting opportunities, mentoring and tutoring, art and education, leadership and cultural enrichment programs, as well as training of HACA staff to implement youth-driven community service projects and provide adult residents with GED classes and information/referrals with a focus on drug prevention and self-sufficiency.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
TX 1-1 CHALMERS COURTS	158 units	378
TX 1-2 ROSEWOOD COURTS	123 units	303
TX 1-3 SANTA RITA	97 units	325
TX 1-4 Meadowbrook	160 units	593
TX 1-5,1-6 BOOKER T. WASHINGTON	216 units	866
TX 1-7, LAKESIDE APARTMENTS	164 units	174
TX 1-8, SALINA APARTMENTS	32 units	32
TX 1-9, GASTON PLACE	100 units	106
TX 1-10 BOULDIN OAKS	144 units	361
TX 1-11 THURMOND HEIGHTS	144 units	401
TX 1-12 GEORGIAN MANOR	94 units	270
TX 1-13 GOODRICH PLACE	40 units	124
TX 1-15 NORTH LOOP	130 units	138
TX 1-16 NORTHGATE	50 units	138
TX 1-17 SHADOW BEND	50 units	136
TX 1-18 MANCHACA II	33 units	79
TX 1-19 MANCHACA VILLAGE	33 units	103
TX 1-20 RIO LADO	90 units	245
TX 1-22 CORONADO HILLS	48 units	108

F. Duration of Program

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

6 Months _____ 12 Months _____ 18 Months _____ 24 Months x _____
Other _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 x	\$482,000	TX59DEP0010195	\$0.00		Closed out
FY 1996 x	\$482,000	TX59DEP0010196	\$0.00		Closed out
FY 1997 x	\$501,280	TX59DEP0010197	\$0.00		Closed out
FY 1998 x	\$482,000	TX59DEP0010198	\$314,811		3/31/01
FY 1999 x	\$424,705	TX59DEP0010199	Have not received funds.		3/31/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

Goals and Objectives: To help residents reject involvement with drugs and crime, to encourage residents to take pride in their community, to discourage and reduce crime and drug activity at HACA sites and surrounding communities, and to provide positive alternatives to drugs and crime for youth. HACA and its partners will implement programs that focus on increasing self-esteem, promoting positive behaviors, role-modeling support, promoting education, providing opportunities for youth to develop leadership skills, and discouraging crime through physical improvements.

Boys and Girls Clubs of Austin and Travis County

Role of Partners: The Austin Police Department will assign a full time veteran officer to coordinate HACA safety efforts and APD's assistance to HACA; Off-duty officers from various local law enforcement agencies will patrol HACA sites at night and at unpredictable hours; HACA adult residents will assist HACA by reporting and discouraging crime within their developments; the Boys and Girls Club of Central Texas will provide education and drug prevention programs; the City of Austin's Parks and Recreation Department's Roving Leaders Program will expand its after-school and summer mentoring and recreational programs; the Dougherty Arts Center will provide culturally appropriate art programs at multiple housing developments; Southwest Texas University's Educational Talent Search Program will develop our youths' leadership abilities and will work to develop the youths' interest in pursuing post-secondary educational opportunities; the State Bar of Texas will provide training to HACA staff, resident leaders and volunteers to implement community service programs that focus on community pride, crime prevention and reduction.

Monitoring and Evaluation System: APD's Veteran Officer assigned to HACA will track crime statistics per site and survey the sites at night to determine the places which need additional lighting, fencing and security systems and additional patrolling. Crime statistics will be analyzed on a quarterly basis. Other HACA partners will utilize sign-in sheets for output data, and monthly program reports and surveys to gather program outcomes that will measure self-esteem, school participation, and involvement with drugs, crime and premature sex. HACA will track resident reports on crime per site to determine high crime areas that need additional patrolling or monitoring. An annual survey of residents will determine whether residents feel safe within their developments. All the efforts mentioned will be analyzed to determine if changes need to be made to HACA's drug and crime elimination plan.

B. PHDEP Budget Summary

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

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$225,750
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	\$ 1,000
9150 - Physical Improvements	\$ 23,521
9160 - Drug Prevention	\$174,434
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$424,705

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$225,750	
Goal(s)	The overall reported crimes at HACA developments will decrease from previous year and therefore residents will feel and be safer than the previous year at their developments.						
Objectives	APD/HACA Officer will coordinate off-duty officers to deter and prevent crime more efficiently. APD/HACA Officer and off-duty officers will enforce the law and HACA's lease (Zero Tolerance Residents and non-residents committing crimes on property will be dealt with immediately and not allowed on property.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Veteran APD Officer=Liaison to HACA			4/1/02	3/31/03	\$55,000	FFY99 PHDEP will cover 4/01-3/02 \$55,000	<ul style="list-style-type: none"> Reported crimes decrease by 2% Number of residents reporting they feel safer than 1 year will increase by 2%
2. Off-duty Officers			4/1/01	3/31/03	\$170,750	FFY99 PHDEP \$170,750	<ul style="list-style-type: none"> Reported crimes decrease by 2% Number of residents reporting they feel safer than 1 year will increase by 2%
3.							

9120 - Security Personnel						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							

2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$ 1,000	
Goal(s)							
To empower residents to take pride in their community and therefore report and reduce crime at developments.							
Objectives							
Recruit AROW participants at all sites and promoting Crime Stoppers toll-free hotline program; Maintain 4 active resident tenant patrols, Encourage tenant participation in <i>the Teens, Crime and Community</i> (TCC) crime prevention programs.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. AROW and Crime Stoppers programs	2,000	4 housing sites	4/1/01	3/31/03	\$0.00		5% decrease in crime
2. Resident Tenant Patrols	400	5 housing sites	4/1/01	3/31/03	\$1,000		5% decrease in crime
3. TCC crime prevention	100	5 housing sites	4/1/01	3/31/03	\$0.00		5% decrease in crime

9150 - Physical Improvements						Total PHDEP Funding: \$23,521	
Goal(s)							
Residents will feel safer in their developments due to lighting, fencing and security system improvements. Such improvements will deter and reduce crime.							
Objectives							
APD/HACA Officer and HACA staff will survey developments to determine where additional lighting security systems and fencing is most necessary to deter crime. Lighting, security system and fencing improvements will be made to developments with high crime rates.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.Lighting Improvements			4/1/01	3/31/03	\$13,000		Crime decreases by
2.Fencing Improvements			4/1/01	3/31/03	\$10,000		Crime decreases by
3.Security System Improvement			4/1/01	3/31/03	\$ 521	\$15,000 HACA	Crime decreases by

9160 - Drug Prevention						Total PHDEP Funding: \$174,434	
Goal(s)	To help residents reject involvement with drugs and crime, by providing positive alternatives.						
Objectives	Implement programs that increase self-esteem, promote positive behaviors, provide role-modeling support, promote education, and provide opportunities for youth to develop leadership skills, encourage community pride and provide all family members information and referral services on prevention.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators ****
1. Boys and Girls Clubs	125	Youth at all sites	4/1/02	3/31/03	\$16,590	\$200,00 B&G Club	125 youth served per month
2. Roving Leaders City Parks and Recreation	150	Youth at all sites	4/1/02	3/31/03	\$16,590	\$57,000 PARD	150 youth served per month
3.Dougherty Arts Center	40	Youth at 5 sites	4/1/01	3/31/03	0	\$450 DAC	40 youth served per month
4. Educational Talent Search by Southwest Texas University	40	1 East site 1 South site	4/1/01	3/31/03	0	\$10,000 SWU ETS	40 youth served per month
5. State Bar of Texas training for crime prevention community service programs	300	3 Active sites	4/1/01	3/31/03	0	\$11,070 State Bar	5 community service projects per year
6. Drug Elimination Coordinator will coordinate all program activities.	4,974	All sites, all residents	4/1/01	3/31/03	\$63,654	0	All sites will have one active Drug Elimination Program
7. Two Resident Services Specialists (1/2 time) will facilitate activities, provide residents with information and referrals regarding drug prevention. (2*.5FTEs)	600	6 sites	4/1/01	3/31/03	\$51,600	\$51,600 HACA	All sites which the RSS are responsible for will have #1,2,3,4 programs at their sites
8. Van driver will be hired to drive kids to and from PHDEP activities. (20hr/week*\$10/hr)	600	All sites, usually youth	4/1/02	3/31/03	\$10,400	\$1,040 VanUse & gas/ HACA	125 youth will be transported to/from B&G Club on weekdays.
9. Travel for staff and residents to Drug Elimination Conferences	20	All sites, staff and community leaders	4/1/01	3/31/03	\$2,000		Site-based staff & residents will be educated and trained in drug prevention programs and service availability.
10. After-school sports & tutoring programs • Supplies/Equipment	75	1 North, 1 East and 1 South site	4/1/01	3/31/03	\$4,600		65% of children in tutoring will show increased levels in

Table Library

<ul style="list-style-type: none"> Coach Stipends 3*\$150/month*12mths Tutor Stipends 4*\$150/month*6mths 					\$5,400		reading, language comprehension and in sports will show increase in self est and leadership skill
					\$3,600		

9170 - Drug Intervention						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indi
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indi
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$0.00	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indi
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 2	\$30,500	Activity 1,2	\$225,750
9120		0.00		0.00
9130		0.00		0.00
9140	Activity 2	\$500.00	Activity 2	\$500
9150	Activity 1,2,3	\$6,000	Activity 1,2,3	\$12,000
9160	Activity 6,7,9,10	\$70,600	Activity 6,7,9,10	\$141,254
9170				
9180				
9190				
TOTAL		\$107,600		\$379,504

Section 4: Certifications

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

Originals mailed 2/28/00.

Attachment D: Resident Advisory Board

Participant 1: Will the housing authority have its own police force like Dallas or Houston?

Response: No. There have been discussions to see about the possibility of having 11-12 police officers assigned from the Austin Police Department.

Participant 1: There was a resident who was evacuated from her apartment due to a water leak. As soon as she was evacuated from her apartment then her neighbor had the same problem. All the cabinets had been replaced, however, the water leak was not corrected and ruined the cabinets.

Response: Rosewood was constructed in 1937 and there will be problems that you would not traditionally find in a unit built in 1977. In answer to your question, a lot of the plumbing and sewer lines are in the walls made of cinder block with a plaster exterior. Sometimes you will have a problem that you can not foresee. If this happens in one unit, then we will get an apartment number to make sure the repairs are completed. Also, the plumbing for the kitchen and bathrooms are on the five-year Comprehensive Grant Program plans for Rosewood and Salina.

Participant 1: Lyndon Johnson made it possible for the housing units to be built. Lloyd Doggett has done nothing to get it redeemed or fixed. It has been over 60 years.

Response: Congressman Lloyd Doggett has done quite a bit to further public housing and will do so in the future. We will work with you and the resident council to take care of the problems whether Congressman Doggett is there with us or not.

Participant 2: Why did it take so long to get the burnt building at Meadowbrook rebuilt?

Response: It really was about on-line. The contractors were thirty days overdue on their contract. There were some extra items that came up in the demolition of the

building that had to be dealt with and some contract modifications so that we could actually complete all of the work that needed to be done. Remember that when the fire damaged the building and the insurance adjuster took a look at it, you can't always see all the items and components that are hidden by the damage. So what happens is that the company starts the job and pulls out a lot of the damaged materials and finds that there are a lot of other jobs to be done to include code upgrades by the City.

Participant 2: Is there a chance that we can get our other building to look like this one?

Response: Yes, we will be searching for away to upgrade the building and take off the tiles. This was an experiment to see if that particular type of siding and construction method would not only look well but suit the residents well. It is on the drawing board.

Participant 1: Are the Marshall Apartments private Section 8? We need help from those apartment landlords to have more security for the residents. A lot of them are what we are trying to get rid of from over here.

Response: We will need to get the unit information. The apartments are private project-based. It is a private concern. The police department and the owner/manager of the apartment have ownership of the problem. We also understand that it leads over to where you are at and we have been in a limited dialogue with the owner of the property. We would recommend that your resident council pull those residents into your organization to help them develop the police activities necessary to resolve the problems at their units. You work as a team and develop the interaction.

Participant 3: I live in Section 8 and the neighbors next to me are always fighting. They have hit the wall to where it has split.

Response: Please meet with the Director of Section 8 and share with her information about the landlord and maybe getting the police department involved.

Participant 4: Most of the time the owners have a picture of how people don't care how they live or the conditions of the apartment are not kept up. There are a lot things that the public does not want Section 8.

Response: She is talking about the public perception of Section 8. We have seen that 95 to 98 percent of the resident who live in Public Housing and Section 8 take care of the property. It is just a small percentage that do not. This is the exception and not the rule.

Participant 5: At Northloop, there seems to be quite a few problems with the elevators. Whose jurisdiction is it to see about replacing the elevators?

Response: We have an elevator company that we are contracting with and it is their responsibility to keep them repaired. It is not just a problem at Northloop but at Gaston Place and Lakeside. This is included in the Five-year plan to review and upgrade the elevators at the elderly sites as needed.

Attachment E: HACA's Pet Policy

CHAPTER EIGHTEEN. RESIDENT PET POLICY

IV. **General Statement.** Residents of HACA are allowed to own and keep common household pets in their respective units in accordance with the following rules and regulations:

- E. Prior written HACA approval, evidenced by a signed pet lease addendum, must be obtained prior to a resident owning or keeping a Common Household Pet in the dwelling unit;
- F. Annual registration of the Common Household Pet by the resident with the City of Austin prior to bringing such authorized pet onto the development premises;
- G. No more than two common household pets per unit;
- H. Dogs and cats must not weigh over 30 pounds each when fully grown;
- I. Birds, rodents and turtles must be caged at all times. Aquariums must not be over ten (10) gallons each;
- J. Residents must show written proof from a licensed veterinarian of annual rabies, distemper and all other inoculations required by state or local law;
- K. Dogs and cats are allowed on all floors at Lakeside, Gaston Place, Salina and Northloop;
- L. Residents must abide by state and local laws governing the owning and keeping of pets;
- M. Dogs and cats shall remain inside the resident's unit. No animals shall be permitted to be loose in hallways, lobby areas, laundromats, community rooms, yards or other common areas;
- N. When taken outside the unit, dogs and cats must be kept on a leash and controlled by an adult;
- O. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms disturb, interfere and diminish shall include, without limitation, barking, urinating in hallways,

common areas or doorways, howling, chirping, biting, scratching and other like activities;

- P. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall neither allow refuse from litter boxes to accumulate nor to become unsightly or unsanitary;
- Q. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and/or on the development grounds. Droppings must be disposed of by being placed in a sack and then placed in a HACA container outside the development building;
- R. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times;
- S. If pets are left unattended for a period of twenty-four (24) hours or more, HACA may enter the dwelling unit, remove the pet and transfer it to the proper authorities. HACA accepts no responsibility for the animal under such circumstances;
- T. Residents shall not alter their unit, patio or unit area in order to accommodate a pet;
- U. Residents are responsible for all damages caused by their pets including, without limitation, the cost of cleaning of carpets or fumigation of units;
- V. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HACA;
- W. Should a resident's pet give birth to a litter, the resident shall within six (6) weeks from birth remove all animals (including the litter and mother) except resident will be allowed to retain two (2) common household pets in the unit as provided herein.
- X. Residents must identify an alternate custodian in the event of resident illness or other absence from the dwelling unit;
- Y. Pets not owned by a the resident shall not be kept on a temporary basis;
- Z. HACA has the right to require removal of a pet if the pet's conduct or condition is determined in the sole judgment of HACA, to constitute a nuisance or threat to other residents or staff;

- AA. HACA may refuse pet ownership to any resident whom HACA has reason to believe is unable to care for a pet properly;
 - BB. Pets are not to be left chained or leashed outside the unit while unattended;
 - CC. Food must be sealed in a container inside the unit;
 - DD. HACA has the right to inspect a resident's unit without prior notice if HACA has reason to suspect the pet is not being cared for or that the resident is unable to properly care for the pet;
 - EE. The resident must be present during a scheduled dwelling unit inspection of a unit occupied by **any and all pets**.
- V. **Common Household Pet.** A Common Household Pet is defined as any domesticated dog, cats, birds, rodents, turtles and fish which are kept in HACA approved aquariums not maintained for commercial purposes.
 - VI. **Animals that Assist the Handicapped/Disabled.** This Chapter shall not be applied in a manner that would prohibit those individuals regarded as handicapped/disabled from realizing the benefits of housing via a reasonable accommodation of exemption to policy, provided such exemption would not cause an undue administrative burden. Such an exemption must be accompanied by a professional medical opinion attesting to the resident's disability. The documentation shall state the physician's conclusion that in his/her professional medical opinion, a disability exists which meets HACA's definition of handicapped/disabled.
 - VII. **Violations of the Pet Policy.** The violation of one or more of the provisions of this pet policy will be considered a violation of the dwelling lease agreement and may be grounds for the termination of the resident's lease agreement.
 - VIII. **Pet Deposit.** There is a mandatory pet deposit **per pet** in the amount of \$50.00. The pet deposit may be used by HACA, in its discretion, to pay for reasonable expenses directly attributable to the presence of the dog or cat to the property including, without limitation, the cost of repairs and replacements to, and fumigations of, the resident's dwelling unit, as well as damage to any public or common areas caused by the pet. In the event that the pet deposit or any part of it is used by HACA to pay for such reasonable expenses, HACA will notify the resident and the resident will be required to replenish the deposit. The resident must pay the entire amount of the pet deposit prior to the execution of the lease and lease addendum.
 - IX. **Pet Deposit Refund.** HACA shall refund the unused portion of the pet deposit to the resident within a reasonable time, not to exceed thirty (30) days, after the resident moves from the unit or no longer owns or keeps the pet in the dwelling unit.
 - X. **Vicious or Dangerous Pets.** Notwithstanding anything to the contrary, Residents are prohibited from owning or keeping in the unit pets which HACA reasonably believes to be dangerous or vicious to other pets, residents or staff including, without limitation, pit bulls, Doberman pinschers, and poisonous reptiles or arachnids.

**PHA Certifications of Compliance with the PHA Plans
and Related Regulations
Board Resolution to Accompany the PHA Plan**

Attachment F: PHA Certification

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PRA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title 11 of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIN Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

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

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 4 1, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, if there is no Board of Commissioners, approve the submission of the 5-Year Plan and Annual Plan for PRA fiscal year beginning 4/1/00 hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof: The PHA has submitted with the Plan a certification with regard to compliance with regulations on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with regulations on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.2 1: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following-
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

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

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Austin Housing Authority

TX-001

PHA Name

PHA Number

Signed/Dated by PHA Board Chair or other authorized PHA
official

Carl S. Richel 2/28,

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

Certification by State or Local Official of PHA Plans Consistency
with the Consolidated Plan

1,

Paul I

**Attachment G: Certification by Local Official for
PHA plans Consistency with the Consolidated Plan**

ertify

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

that the **Five** Year and Annual **PHA** Plan of the *Housing Authority of the City of Austin* is

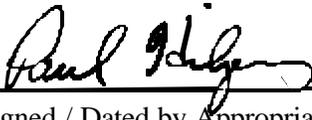
consistent with the Consolidated Plan of City of Austin prepared

pursuant to 24 CFR Part 9 1.

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number TX-59-P001-70899 FFY of Grant Approval: (10/01/99)

Original Annual Statement



Signed / Dated by Appropriate State or Local Official

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$234,500
4	1410 Administration	\$145,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$50,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$784,300
10	1460 Dwelling Structures	\$993,770

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD
50075 OMB Approval No.
2577-0226 Expires 03/31/2002

(7199)
Page I of I

11	1465.1 Dwelling Equipment-Nonexpendable	\$80,600
12	1470 Nondwelling Structures	\$60,000
13	1475 Nondwelling Equipment	\$105,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,453,170
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$26,500
23	Amount of line 20 Related to Security	\$80,000
24	Amount of line 20 Related to Energy Conservation Measures	\$500,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
TX1-01/ Chalmers Courts	Sewer Line Evaluation & Repairs	1450	\$145,000
	Water Heater Closet Door Replacement	1460	62,000
	Individual Water Meter & Locate Cutoffs	1450	94,800
	Interior Paint- Occupied Units	1460	30,000
	Roof Replacement	1460	75,000
TX 1-02/ Rosewood Courts	Interior Painting-Occupied Units	1460	30,000
	Sewer Line Evaluation & repairs	1450	100,000
	Locate Water Cutoffs	1450	13,000
TX 1-03/ Santa Rita Courts	Sewer Line Evaluations & Repairs	1450	50,000
	Exterior Paint	1460	90,000
	Roof Replacement	1460	50,000

TX 1-04/ Meadowbrook	Heavy Gauge Window Screens 2 nd Floor	1460	70,000
	Sewer Line Repairs	1450	40,000
	Gutter & Downspouts	1460	7,570
TX 1-06/ Booker T. Washington	Water Line Evaluations & Repairs	1450	200,000
	Replace Water Heaters	1465	9,600
	Heavy Gauge Window Screens 2 nd Floor	1460	75,000
TX 1-07/ Lakeside Apts.	Replace 30 Ton A/C	1475	30,000
	Elevator repairs	1465	20,000
TX 1-08/ Salinas Apts.	Replace Window A/C & Heat Pump	1475	15,000
	Replace Water Heater	1465	1,000
	Kitchen & Bath Renovations	1460	64,000
TX 1-09/ Gaston Place	Replace Carpet	1460	18,000
	Interior Paint-Occupied Units	1460	10,000
	Paint Stairwell Railings	1460	3,500
	Parking Lot Repairs	1450	18,000
TX 1-11/ Thurmond Hts	Termite Treatment	1460	16,000
	Gutters & Downspout	1460	5,000
TX 1-12/ Georgian Manor	Gutter & Downspouts	1460	5,000
TX 1-13/ Goodrich	Interior Paint- Occupied Units	1460	20,000
TX 1-15/ North Loop	Replace/Repair Chiller	1475	45,000
	Replace Carpet	1460	60,000
	Re-Key Dwelling Units	1460	10,000
TX 1-16/ Northgate West	Gutters & Downspouts	1460	3,000

	Individual Water Cutoffs	1450	10,000
TX 1-17/ Shadowbend	Kitchen & Bath Renovation	1460	175,000
	Replace Water Heater Closet Doors- Exterior	1460	5,000
	Interior Paint-Occupied Units	1460	25,000
	Heavy Gauge Window Screens-2 nd Floor	1460	30,000
TX 1-18/ Manchaca II	Replace Water Heater Closet Doors- Exterior	1460	4,200
TX 1-19/ Manchaca Village	Gutters & Downspout	1460	2,000
TX 1-20/ Rio Lado	Individual Electric Meter	1460	22,500
	Locate Water Cutoffs	1450	13,500
TX 1-22/ Coronado Hills	Smoke Detectors	1460	19,000
	Gutters & Downspouts	1460	3,000
TX 1-27/ Scattered Sites	Interior Painting-Occupied Units	1460	4,000

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA 1408	3/31/01	9/30/02
PHA 1410	3/31/01	9/30/02
PHA 1450	3/31/01	9/30/02
PHA 1460	3/31/01	9/30/02
PHA 1465	3/31/01	9/30/02
PHA 1470	3/31/01	9/30/02
PHA 1475	3/31/01	9/30/02
PHA 1430	3/31/01	9/30/02

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-01	Chalmers Courts			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
Demo Storage Buildings			\$90,000	FFY 2000
Paint Exterior			250,000	FFY 2000
Sofit & Facia Repairs			30,000	FFY 2000
Interior Painting-Occupied Units			60,000	FFY 2001
Exterior Paint			300,000	FFY 2002
Sofit & Facia Repairs			30,000	FFY 2002
Gutters & Downspouts			50,000	FFY 2002
Clotheslines			35,000	FFY 2002
Interior Painting-Occupied Units			35,000	FFY 2003
Total estimated cost over next 5 years			880,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-02	Rosewood Courts		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Painting-Occupied Units		30,000	FFY2000
Descale Water Lines		125,000	FFY2000
Replace Water Heaters		20,000	FFY2001
Clotheslines		30,000	FFY2002
Replace Windows		50,000	FFY2002
Interior Painting-Occupied Units		35,000	FFY2003
Replace Water Heaters		15,000	FFY2003
Total estimated cost over next 5 years		305,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-03	Santa Rita Courts		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Fencing		30,000	FFY2000
Bath Renovations		90,000	FFY2001
Replace Water Heaters		15,000	FFY2001
Kitchen Renovations		174,600	FFY2002
Fencing		45,000	FFY2002
Interior Painting		97,000	FFY2002
Bath Renovations		130,000	FFY2003
Replace Water Heaters		15,000	FFY2003
Total estimated cost over next 5 years		596,600	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-04	Meadowbrook		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
FLC Improvements		25,000	FFY2000
Kitchen & Bath Renovations		350,000	FFY2001
Add Air Conditioning		350,000	FFY2001
Drainage Improvement		100,000	FFY2002
Exterior Entry		55,000	FFY2002
Exterior Pant & Repairs		250,000	FFY2003
Total estimated cost over next 5 years		1,130,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-05/06	Booker T. Washington		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair Heating Systems		45,000	FFY2000
Replace Water Heaters		9,600	FFY2000
Erosion Control/Drainage Improvements		150,000	FFY2001
Fencing		65,670	FFY2001
Siding Replacement		25,000	FFY2002
Replace Exterior Siding		500,000	FFY2003
Total estimated cost over next 5 years		795,270	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-07	Lakeside		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Ceiling Tiles		54,000	FFY2000
Install Drapes or Blinds		38,000	FFY2000
Replace Ceiling at Breezeway		15,000	FFY2000
Plaster Interior Walls & Paint		29,000	FFY2002
Paint Laundry & Elevator Lobbies at each floor		12,000	FFY2002
Kitchen & Bath Renovations		250,000	FFY2003
Total estimated cost over next 5 years		398,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-08	Salinas		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Exterior, Railing & Trim		20,000	FFY2002
Community Space Renovations		15,000	FFY2002
Total estimated cost over next 5 years		35,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-09	Gaston Place			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Carpet			18,000	FFY2000
Parking Lot Repairs			60,000	FFY2000
Kitchen Renovations			60,000	FFY2000
Carpet Replacement			40,000	FFY2001
Individual Meters			10,000	FFY2002
Replace Countertops, Sinks & Faucets			20,000	FFY2002
Sewer Improvements			5,500	FFY2003
Bath Renovations			75,000	FFY2002
Total estimated cost over next 5 years			246,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-12	Bouldin Oaks			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Add Air Conditioning			350,000	FFY2000
Total estimated cost over next 5 years			350,000	

Optional 5-Year Action Plan Tables			
Development	Development Name	Number	% Vacancies

Number	(or indicate PHA wide)	Vacant Units	in Development	
TX 1-11	Thurmond Heights			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Add Closet Doors			75,000	FFY2000
Siding Repairs & Exterior Paint			200,000	FFY2001
Add Air Conditioning			350,000	FFY2002
Landscaping Improvements			10,000	FFY2003
Total estimated cost over next 5 years			635,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-12	Georgian Manor		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Add Air Conditioning		190,000	FFY2000
Landscaping Improvements		10,000	FFY2002
Total estimated cost over next 5 years		200,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

TX 1-13	Goodrich			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Siding Repairs & Exterior Paint			100,000	FFY2001
Retaining Walls			25,000	FFY2002
Interior Paint			45,000	FFY2002
Repair & Resurface Drive and Parking			12,000	FFY2002
Total estimated cost over next 5 years			182,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-15	North Loop			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Clean Air Ducts			40,000	FFY2000
Carpet Replacement			35,000	FFY2001
Roof Leak Repairs			15,000	FFY2002
Kitchen & Bath Renovations			311,500	FFY2003
Total estimated cost over next 5 years			401,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	Northgate West		

TX 1-16				
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Fencing			30,000	FFY2000
Bath Renovations			90,000	FFY2001
Replace Water Heaters			15,000	FFY2001
Kitchen Renovations			174,600	FFY2002
Fencing			45,000	FFY2002
Interior Painting			97,000	FFY2002
Bath Renovations			130,000	FFY2003
Replace Water Heaters			15,000	FFY2003
Total estimated cost over next 5 years			596,600	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-17	Shadowbend			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior Paint & Repairs			100,000	FFY2001
Add Air Conditioning			110,000	FFY2001
New Ranges			20,000	FFY2002
Total estimated cost over next 5 years			230,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

TX 1-18	Manchaca II			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Add air conditioning			75,000	FFY2001
Gutters & Downspouts			16,500	FFY2002
Total estimated cost over next 5 years			91,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX 1-19	Manchaca Village			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Add Air Conditioning			75,000	FFY2001
Landscaping Improvements			30,000	FFY2002
Exterior Painting			90,000	FFY2003
Total estimated cost over next 5 years			195,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-20	Rio Lado		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Smoke Detectors	45,000	FFY2000
Exterior Doors (entry, storage & water heater)	42,000	FFY2000
Gutters & Downspouts	18,000	FFY2000
Exterior Paint/Siding Replacement	200,000	FFY2000
Drainage Improvements	40,000	FFY2002
Total estimated cost over next 5 years	345,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-22	Coronado Hills		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior Painting		115,000	FFY2003
Add Air Conditioning		102,170	FFY2003
Total estimated cost over next 5 years		217,170	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 1-27	Scattered Sites		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Improvements	92,070	FY2002
Total estimated cost over next 5 years	92,070	

