

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

The Housing Authority of The City of San Antonio

April 11, 2000

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

PHA Plan Agency Identification

PHA Name: **Housing Authority Of The City Of San Antonio**

PHA Number: TX006

PHA Fiscal Year Beginning: 07/2000

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 Document

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 (Distributed 3-16-00, response to Public comment; total of 54 copies distributed)
- PHA local offices
- Main administrative office of the local government
- * Main administrative office of the County government (Distributed 3-17-00, response to Public , Dept. of Housing, and Human Services)
- Main administrative office of the State government
- Public library
- PHA web site
- Other (list below)
Distributed to Mayor, City Manager, Council Members, and associate Dept. Directors on 3-6-00. A total of 55 Plans were provided.

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)

* Additional *Plans* were distributed in response to the Public Comments. Attachments (due to the volume) were not included but rather referenced as being available at the Housing Authority's Administrative Offices.

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: (state mission here)
- The San Antonio Housing Authority is committed to building and maintaining affordable housing for the residents in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all residents with the highest level of professionalism, compassion and respect.

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 space 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:

- SAHA will respond to all eligible voucher announcements and request the maximum amount. Applications will include the impact statements and internal plans for outreach and administration.

Reduce Public Housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

- SAHA will seek to supplement the needs of Public Housing residents through private and foundation funding opportunities, as well as state, local, and federal announcements.

Acquire or build units or developments:

- SAHA will work with local planning initiatives to increase affordable housing in the City of San Antonio, for example, through the City of San Antonio, HNAT, etc.
- SAHA will conduct feasibility studies both for acquiring, and building units, and/or developments and/or properties, including costs and impact.
- An example of this is the pending acquisition of the La Providencia Apartments, 90 family units.
- Submission of the FY 20000, HOPE VI application, targeting the Victoria Courts area.

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve Public Housing management:
SAHA received a PHAS advisory score of less than 90 (Successful Performer). Our target score is 90 or better. We are seeking to improve the score by improving the physical condition of our properties, as funds permit.

Improve voucher management: (SEMAP score)
Implement applied plan, which allows new applicants to receive a voucher during their initial appointment to the Section 8 Department. Previously, participants did not receive their voucher until four to six weeks after their initial appointment. Under the new plan, the following will occur during the initial appointment:

- Program eligibility will be verified
- Application will be processed
- Criminal history check will be conducted
- Participants will receive a briefing on the program
- Participants will receive their voucher

- ☒ Increase customer satisfaction:
 - We propose to improve customer satisfaction through better response time on work orders, improving physical condition of Public Housing to include curb appeal and addressing security needs through better coordination of resources.
 - Develop a “Landlord/Property Manager Task Force” in 2000. This Task Force will meet quarterly to discuss issues and recommendations for improving customer satisfaction in the Section 8 Program.
 - Develop a customer satisfaction survey in 2000 that will be given to each participant upon completion of an appointment with the Section 8 Department.
 - Develop a customer satisfaction survey in 2000 that will be given to each landlord/property manager and participant who are present at an inspection.
 - Results of the surveys will be tabulated and action will be taken based on the information provided.

- ☒ Concentrate on efforts to improve specific management functions:

[a] Enhance curb appeal of Developments; and [b] Reduction in response time to work orders). Through the Comprehensive Grant Program (CGP), 314 Public Housing units have been targeted across the city for site improvements and exterior renovations over a 5-year period. These activities are contingent upon securing all necessary approvals and the availability of federal funds; [c] The San Antonio Housing Authority is reorganizing the entire Maintenance function to improve accountability and responsibility to Maintenance needs within the Housing Authority. To accomplish this, SAHA will be hiring a Vice President for Maintenance operations. This position/individual will develop a Maintenance plan per site, as well as the responsibilities and accountability timeline. As a result of this, improvement in budgeting for Maintenance and efficiency of services and personnel and by holding staff accountability for reporting and informing the Executive Office about the specific needs of each property, plans for prevention, as well as Maintenance. This position/individual will assist the Housing Authority with planning for modernization of all units and developing a forecast, as well as a timetable for accomplishing goals.

- ☒ Renovate or modernize Public Housing units:
 - Through the CGP, 985 Public Housing units have been targeted across the city for renovations and modernization over a 5-year period. These activities are contingent upon securing all necessary approvals and the availability of federal funds.

- ☒ Demolish or dispose of obsolete Public Housing:
 - Viability studies are underway to determine the feasibility of demolishing 2,915 Public Housing units throughout the city. Our goal is to demolish 42% (1,224 units) of these units within a 5-year period. Depending on the study results, demolition is contingent upon securing all necessary approvals and the availability of federal demolition and replacement housing funds.

- Already approved for demolition are Springview, Mirasol, Rex, and Alazan (parcel).
- Disposition (Already approved HOPE VI)
 - Springview (Option to dispose of a portion of the property)
 - Mirasol (Option to dispose of a portion of the property)
 - Rex (Option to explore the possibility of disposition)
 - Alazan (Option I, to lease a parcel of the property, for an established fee; Option II, dispose of a parcel of the property)
- Disposition (Proposed for a Feasibility Study)
 - Victoria Plaza
 - Sutton Homes

For Victoria Plaza and Sutton Homes the Housing Authority reserves the right to dispose; demolish; and/or both contingent on the findings of the Feasibility Study.

- Demolition
 - Victoria Courts
- Demolition and Disposition (Any future HOPE VI sites)
 - Victoria Plaza
 - Cassiano Homes
 - Lincoln Heights Courts
 - Wheatley Courts

The Housing Authority strategy for any future HOPE VI sites is a 1:1 replacement Project, (contingent on available funding).

- Provide replacement Public Housing:
 - Victoria Courts, which consists of 660 Public Housing units, received a HOPE VI grant for demolition activities. This site is being targeted for replacement housing contingent upon the availability of replacement housing funds.
 - Targeted HOPE VI sites will seek 1:1 replacement.
- Provide replacement vouchers:
- Other: (list below)
 - Sites to be explored as future HOPE VI sites, Victoria Plaza; Sutton Homes; Cassiano Homes; Wheatley Homes; and Lincoln Heights. Any future Hope VI sites may be considered for disposition; may be considered for demolition; and/or may be considered for both.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
 - Annually, mail letters describing the Section 8 Program to all apartment complexes and property management companies in San Antonio.
 - Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
- Increase voucher payment standards
 - Payment standards are currently at 110% of the Fair Market Rent. Payment standards will be reviewed annually to determine if adjustments are required.
- Implement voucher Homeownership Program:
- Implement Public Housing or other Homeownership Programs:
 - SAHA is in the process of developing their Homeownership Program.
- Implement Public Housing site-based waiting lists:
 - Each Public Housing Development will maintain a site-based waiting list.
- Convert Public Housing to vouchers:
- Other: (list below)
 - Develop Assisted-Living Housing Facilities.
 - Conduct a feasibility study of a Section 8 Homeownership Program.

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income Public Housing households into lower income developments: The Housing Authority adopted de-concentration policy on June 30, 1999, Resolution 3057. The policy provided incentives to attract higher income families into lower income developments (i.e. waiver of occupancy standards).
- Implement measures to promote income mixing in Public Housing by assuring access for lower income families into higher income developments: Admission and Occupancy Policies adopted June 30, 1999, Resolution 3057, allows for at least 40 % of incoming families to be extremely low income families. Housing Authority is exceeding requirement by 30% +. System of Family Choice of Rental Payment (Sec. 523) (Authority wide) and FSS Program offered Housing Authority wide serves to encourage families to move into higher income developments.

- Implement Public Housing security improvements: Our goal is to incorporate all elements of security through environmental design, the New Urbanism concept, All Night Security Lighting, heavy-duty screen doors, and window screens. These activities are contingent upon securing all necessary approvals and the availability of federal funds. SAHA plans to improve the living environment by implementing the following security improvements in Public Housing. Conduct windshield inspections by security patrols to identify what changes could be made in the physical environment that would deter the commission of crime. For example, identifying spots in common areas that could be altered with landscaping that would create a foot-traffic barrier, making it more difficult for suspects to flee. The drive-by inspections will be scheduled in order of crime statistics; high crime areas will be canvassed first. The goal will be to have all properties inspected and recommendations made to Housing Management before the end of 2001.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities). Housing Authority is operating under a HUD-approved "Allocation Plan" and is proposing to renew the Plan. All 35 senior developments will be designated for persons 62 years of age or older, except for ADA units in those buildings which also serve non-elderly handicapped persons. Demand for senior units and demographics require such strategy.

- Other: (list below)
 - Provide specialty services for children, youth, senior citizens and persons with disabilities.
 - Promote education and training to create better employment opportunities through the use of internal and external sources.
 - provide recreational and diverse cultural opportunities for residents.
 - Promote safe neighborhoods through implementation of community initiatives (i.e. Cellular on Patrol, Neighborhood Watch, etc.)

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: SAHA will comply with the Section 3 regulations at 24 CFR Part 135 in connection with development/modernization contracts, thereby, increasing opportunities for employment of economically disadvantaged families. Goal attainment will be monitored through periodic reports from contractors.

- Provide or attract supportive services to improve recipients' employability: Housing Authority currently provides supportive services through partner agencies (locally based) involving child care, head start, job training, and job placement through on-site service offices located within

Public Housing developments. These services are further leveraged through Hope VI CSS Program.

Provide or attract supportive services to increase independence for the elderly or families with disabilities are provided through agencies such as Council or Independent Living Services, San Antonio Independent Living Services, and Hearing Impaired Association. These agencies provide assistance to overcome sight, hearing, and mobility impairments.

Other: (list below)

- Actively work with external organizations to pursue and achieve common goals.
- Develop a process to outreach to and establish resident businesses.

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:

- Continue to distribute HUD's Fair Housing Brochure and Discrimination Complaint Form to all program participants. Continue advising participants of their rights.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, family status, and disability:

- Continue conducting Housing Quality Standards Inspection to ensure Section 8 participants are leasing suitable housing.
- In 2000, implement new inspections and rent reasonableness software in order to standardize the inspections process and offer comparable rents to landlords.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

- In 1992, 2% (160 apartments) of SAHA's overall Public Housing stock was targeted for Section 504 compliance. Currently, 161 apartments are accessible with 13 more proposed for accessibility in the year 2000. Additionally, SAHA's Public Housing stock has been reduced from 8,013 apartments to 5,843, thereby increasing our compliance percentage to 3% which exceeds our original 2% goal established in 1992. SAHA will continue, as funds are available, to provide more accessible units through new construction and comprehensive modernization efforts.

- Market Public Housing that are specifically designed with handicap features to the clients served by COIL, San Antonio Independent Living, Center for Health Care Services.

Other: (list below)

Other PHA Goals and Objectives: (list below)

1. Become entrepreneurial and less dependent on federal funds.

- Leverage housing resources and funds through public/private partnerships.
- Create new revenue/income streams from marketing of services and products.
- Maximize public funds through effective and efficient management and operating systems.
- Identify and apply for public and private resources to expand services and finance capital improvements.

This space intentionally left blank.

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

***The Housing Authority of the City of San Antonio has opted to respond according to the conditions of the Standard Plan; therefore, please be reminded the Housing Authority is a “High Performing” Public Housing Authority.**

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 ®]

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.

- PIH Notice 99-51, dated 12/14/99, states no Executive Summary of the Annual PHA Plan required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 ®]

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

Table of Contents

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• Not required - as per PIH Notice 99-51, dated 12/14/99, no response is required for this section	
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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 De-concentration (not provided, refer to PIH 99-51(HA))
- FY 2000 Capital Fund Program Annual Statement
- 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
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

See following page

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
<ul style="list-style-type: none">• FDIC AFFORDABLE HOUSING DISPOSITION PROGRAM (FORMERLY RTC AHDP PROGRAM) COMPLIANCE MANUAL <p>DRAFT</p>	1
<ul style="list-style-type: none">• LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC) COMPLIANCE MANUAL <p>DRAFT</p>	2
<ul style="list-style-type: none">• PROCUREMENT POLICY <p>APPROVED FEBRUARY 25, 1998</p>	3
<ul style="list-style-type: none">• MAINTENANCE POLICIES <p>DRAFT SEPTEMBER, 1999</p>	4
<ul style="list-style-type: none">• MAINTENANCE POLICY ADDENDUM 5 <p>DRAFT FEBRUARY 22, 2000</p>	
<ul style="list-style-type: none">• RECORDS RETENTION SCHEDULE <p>DRAFT</p>	6
<ul style="list-style-type: none">• PHYSICAL/MANAGEMENT NEEDS ASSESSMENT <p>REVISED JANUARY, 2000</p>	7

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
· PERSONNEL POLICY AND PROCEDURES MANUAL REVISED MARCH, 1998	8
• ADMISSIONS AND OCCUPANCY POLICY FOR THE PUBLIC HOUSING PROGRAM DRAFT FEBRUARY 22, 2000	9
· ADMINISTRATIVE PLAN FOR THE SECTION 8 CERTIFICATE AND VOUCHER PROGRAMS (2 VOLUMES) DRAFT JULY, 1999	10
· SECTION 8 ONE-STRIKE POLICY APPROVED AUGUST, 1999	11
• 5. OPERATIONS AND MANAGEMENT 12 A. PUBLIC HOUSING AUTHORITY MANAGEMENT STRUCTURE	
· PHDEP 1999 PLAN APPROVED; SUBMITTED JUNE, 1999	13
· SECTION 8 RESOLUTION IN SUPPORT OF 1999-2000 PAYMENT STANDARD SCHEDULE APPROVED, DECEMBER 15, 1999 RESOLUTION # 3078	14

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
• HOUSING AUTHORITY ANNUAL BUDGET	15
APPROVED JULY 1, 1999	
• FINANCIAL STATEMENTS (STATUTORY BASIS) AND AUDITORS' REPORTS	16
YEAR ENDED JUNE 30, 1998 (MOST CURRENT)	
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• PUBLIC HOUSING MANAGEMENT ALLOCATION PLAN	18
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• PUBLIC HOUSING MANAGEMENT FIVE YEAR PLAN MINUTES (RESIDENTS)	20
CONDUCTED FEBRUARY 11, 2000	
• FINANCIAL STATEMENTS AND AUDITORS' REPORT	21
YEAR ENDED JUNE 30, 1998	

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
<ul style="list-style-type: none"> · 7. CAPITAL IMPROVEMENT NEEDS <ul style="list-style-type: none"> A. CAPITAL FUNDS ACTIVITIES 	22
<ul style="list-style-type: none"> · 7. CAPITAL IMPROVEMENT NEEDS <ul style="list-style-type: none"> A. CAPITAL FUNDS ACTIVITIES <ul style="list-style-type: none"> (2B) OPTIONAL 5-YEAR ACTION PLAN HUD FORM - 52834 	23
<ul style="list-style-type: none"> • MANUAL FOR ACQUISITIONS AND DISPOSITION OF REAL PROPERTY 	24
<ul style="list-style-type: none"> • PUBLIC HOUSING MANAGEMENT SUPPORTIVE SERVICES DESCRIPTIONS 	25
<ul style="list-style-type: none"> • PUBLIC HOUSING MANAGEMENT SEMI-ANNUAL PERFORMANCE REPORT PHDEP 1997 REPORT DATE: 06/30/99 	26
<ul style="list-style-type: none"> • PHDEP 2000 PLAN <p>DRAFT-FY 2000 February, 2000 HUD NOTICE NOT YET AVAILABLE Note: At this time the Department of Housing and Urban Development has not released the Notice for the preparation of PHDEP FY 2000 Plan</p>	27
<ul style="list-style-type: none"> • FINAL RULES 	28
<ul style="list-style-type: none"> • CERTIFICATION OF CONSISTENCY <p>DRAFT HUD NOTICE NOT YET AVAILABLE</p>	29
<p>TENANT ACCOUNTING FOR PUBLIC HOUSING</p>	30

ATTACHMENTS

ATTACHMENT NAME

ATTACHMENT

- COOPERATIVE AGREEMENT BETWEEN THE HOUSING AUTHORITY AND THE TEXAS DEPARTMENT OF HUMAN SERVICES

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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
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction.	Annual Plan: Housing Needs Note: A copy of the City of San Antonio's Consolidated Plan for 1995-2000 is not on display as a supporting document. The document was utilized for this Plan.
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the Public Housing Program	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies Resolution #3046 (Not required as per PIH Notice 99-51)

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Public Housing rent determination policies, including the methodology for setting Public Housing Family Choice of Rental Payment (Sec. 523) <input checked="" type="checkbox"/> check here if included in the Public Housing A & O Policy	Annual Plan: Rent Determination Resolution #3074
<input checked="" type="checkbox"/>	Schedule of Family Choice of Rental Payment (Sec. 523) offered at each Public Housing development <input checked="" type="checkbox"/> Check here if included in the Public Housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination Resolution #3079
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public Housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the Public Housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of Public Housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of Public Housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	Approved or submitted Public Housing homeownership programs/plans	Annual Plan: Homeownership
<input type="checkbox"/>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for Public Housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident-services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs N/A
<input checked="" type="checkbox"/>	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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	49,416	5	5	1	5	3	5
Income >30% but <=50% of AMI	37,279	5	5	1	5	1	5
Income >50% but <80% of AMI	57,537	5	1	1	5	1	1
Elderly	98,272	3	3	4	5	1	1
*Source: City of San Antonio-Dept. of Planning. Pop. est. may reflect double counting of multi-handicapped individuals.							
Families with Disabilities	243,477 *	5	5	N/A	5	N/A	N/A
White Non-Hispanic	43,166	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	85,584	N/A	N/A	N/A	N/A	N/A	N/A
Black Non-Hispanic	13,784	N/A	N/A	N/A	N/A	N/A	N/A
American Indian/Native Alaskan	299	N/A	N/A	N/A	N/A	N/A	N/A
Asian or Pacific Islander	1,138	N/A	N/A	N/A	N/A	N/A	N/A
Other Ethnic Groups	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: 1995-2000

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) data set **(CHAS is replaced by the City of San Antonio’s Consolidated Plan)**
- American Housing Survey data
Indicate year:
- Other housing market study indicate year:
- Other sources: (list and indicate year of information)
 - Public Housing Waiting List: August, 1999

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 type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	14,491		25%
Extremely low income <=30% AMI	14,403	99.4%	
Very low income (>30% but <=50% AMI)	7	0.48%	
Low income (>50% but <80% AMI)	7	0.48%	
Families with children	10,804	74.6%	
Elderly families	2,699	18.63%	
Families with Disabilities	134	0.92%	
White Non-Hispanic	1,730	11.94%	
Hispanic	10,518	72.58%	
Black Non-Hispanic	2,129	14.69%	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
American Indian/Native Alaskan	30	0.21%	
Asian or Pacific Islander	83	0.57%	
Other Ethnic Groups	1	0.01%	

Characteristics by Bedroom Size (Public Housing Only)			
0BR	99	0.68%	
1BR	5,455	37.64%	
2 BR	5,377	37.11%	
3 BR	2,975	20.53%	
4 BR	523	3.61%	
5 BR	56	0.39%	
5+ BR	6	0.04%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: N/A			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	18,626		12%
Extremely low income <=30% AMI	18,510	99.38%	
Very low income (>30% but <=50% AMI)	26	0.14%	
Low income (>50% but <80% AMI)	26	9.14%	

Housing Needs of Families on the Waiting List			
Families with children	16,440	88.26%	
Elderly families	683	3.67%	
Families with Disabilities	395	2.12%	
White Non-Hispanic	1,797	9.65%	
Hispanic	13,895	15.06%	
Black Non-Hispanic	2,806	15.06%	
American Indian/Native Alaskan	57	.31%	
Asian or Pacific Islander	71	.38%	
Other Ethnic Groups	0	.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	13	.07%	
1BR	6,056	32.51%	
2 BR	7,587	40.73%	
3 BR	4,102	22.02%	
4 BR	740	3.97%	
5 BR	110	0.59%	
5+ BR	18	.10%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 7 months			
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 type="checkbox"/> No <input checked="" 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.
 - The Housing Authority is re-organizing maintenance under a V.P. for Maintenance. This Division will oversee all aspects of maintenance operations. The Housing Authority's current maintenance plan, described under Addendum Q of the maintenance plan in the Admissions & Occupancy Policy, will be reviewed and updated as necessary by the new V.P. for Maintenance. The Housing Authority maintains units off line only to address modernization needs; otherwise, units are made ready and re-occupied in an average time of 20 days, which is well within HUD's measure for efficiency.

- Reduce turnover time for vacated Public Housing units.
 - Current turnaround time for all Public Housing units is approximately 20 days, which is a Grade "A" under HUD's PHAS standards. We will continue to focus our efforts on marketing and outreach a component of turnaround time to further reduce the 20-day cycle. The target for an improved turnaround time is 15 days.

- Reduce time to renovate Public Housing units

- Seek replacement of Public Housing units lost to the inventory through mixed finance development.
 - SAHA will submit applications for development funds in response to notices of availability of funds for HOPE VI, Low Income Housing Tax Credits, Volume Cap Bonds, HOME, Community Development Block Grants, and any other new programs that may become available.

- Seek replacement of Public Housing units lost to the inventory through Section 8 replacement housing resources.
 - SAHA will seek applications for Section 8 vouchers to replace units programmed to be demolished without replacement, as a result of HOPE VI Implementation Grants awarded.
 - Section 8 will meet with Public Housing staff, on an annual basis, to determine the number of families expected to be relocated. Upon determining the estimated number, the Section 8 Office will apply for any available funding from HUD.

- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
 - Payment standards are currently set at the maximum limit at 110% of the Fair Market Rent. An annual review of the payment standards will be conducted to ensure that families are able to rent throughout San Antonio. Adjustments will be made to the payment standards, if the review reveals the necessity.

- 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.
 - Annual mailing letters describing the Section 8 program to all apartment complexes and property management companies in San Antonio.
 - Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
 - Continue implementation of the One Strike and You're Out Policy, which began in May, 1999. In addition, continue furnishing the name of previous landlords to prospective landlords, upon their request.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies:
 - SAHA participates in the HNAT and Housing Task Force. Through these vehicles, we do joint planning, development of housing strategies, and initiatives to develop affordable housing in the City of San Antonio.
- 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.
 - During each of the next five years, SAHA will submit an application in response to each announcement of voucher availability. SAHA's goal is to increase the number of vouchers 5%.
- 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.
 - Maintain a list of affordable housing provided through private and other public organizations.
 - Develop partnerships with these agencies to ensure units are made available to low income clients.

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.
- The Housing Authority's current admission rate is 70% for families at or below 30% of the area median income (AMI). It is expected that because of 99% of families currently on the Public Housing waiting list fall within this range, we will continue to exceed the Federal Target for years to come.
- 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. Housing Authority's rent policies include adoption of "Tenant Choice" in rent payment, which includes provision for Family Choice of Rental Payment (Sec. 523), (maximum rents payable by households) and under the Moving to Work Program (MTW), additional child care allowance to reduce income open, which tenant's rent is based. Income disregards under MTW include interest on savings account and income of adults who are attending school full time.
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working.
- In 2000, the Section 8 Administrative Plan will be revised to give preference to families participating in the Welfare to Work Program.
- Adopt rent policies to support and encourage work.
- The Housing Authority adopted local preferences on September 28, 1999 by Resolution No. 3068 to encourage work by families desiring to gain admissions to

Public Housing. This preference will assist the Housing Authority in achieving its federally mandated de-concentration/income-mixing goals.

Other: (list below)

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.
- SAHA is currently operating under a HUD approved "Allocation Plan" designating all 32 Public Housing facilities designed for elderly, 62 years of age or older. Under the designation, handicapped accessible, units located within these buildings may be occupied by non-elderly handicapped-disabled individuals. SAHA is proposing to renew its plan April, 2000, when the current plan expires. Two additional new senior housing developments will be added to the plan. The "elderly only" designation results from housing needs of the elderly and an aging population.
- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- SAHA will submit an application in response to each announcement of voucher availability for elderly persons.
- 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.
- SAHA will submit an application in response to each announcement of voucher availability for special purpose vouchers targeted to families with disabilities.

Currently, SAHA has a pending grant application for the Mainstream Program. If the grant is received, the Section 8 Department will implement the grant this year.

- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Other: (list below)
 - The Housing Authority partners with several community-based non-profit agencies that assist families with disabilities to improve their ability to live independently. These agencies include Council on Independent Living Services, San Antonio Independent Living Services, Center for Health Care Services, etc. These agencies refer clients for housing and Agency provides supportive services. These partnerships have been in existence for over 15 years.
 - Market units owned by SAHA's non-profit corporations and designated "elderly only" and Public Housing Developments with handicap features to families with disabilities. The reason for marketing these affordable housing units is to increase the opportunities available in this community to handicapped/disabled families.

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:
 - The Housing Authority is proposing to market Public Housing developments through newspaper ads, fliers, etc., PSA's that have disproportionate housing needs. The disproportionate housing needs are identified through an annual survey of all developments comparing ethnicity of residents at each development to the overall ethnicity of all Public Housing developments owned/operated by the Housing Authority. Based on a 1999 profile of Public Housing development population by head of household shows that the disproportionate housing needs exist among black and anglo populations.

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.
 - SAHA will counsel all program participants as to location of units outside of areas of poverty or minority concentration. Maps indicating the areas outside of poverty and minority concentration will be provided to each participant.
- Market the Section 8 program to owners outside of areas of poverty/minority concentrations.
 - Annual mailing of letters describing the Section 8 Program to all apartment complexes and property management companies in San Antonio. The letters will indicate the need for housing outside of areas of poverty/minority concentration.
 - Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
- 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. San Antonio unlike many cities has a number of agencies focusing on the housing needs of low income families. However, they tend to focus more on moderately low income.

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA:
The Consolidated Plan demonstrates a huge need for affordable housing to very low and low income people in San Antonio.
- Influence of the housing market on PHA programs.
 - The housing market caters to moderate or high income people.
- Community priorities regarding housing assistance.
- Results of consultation with local or state government:
 - The City of San Antonio is currently conducting a review of its housing strategy to identify need, effectiveness, and to identify methods to eliminate duplication among governmental agencies. SAHA's own study will be used to aid in this effort.
 - SAHA is in consultation with Housing Neighborhood Action Team (HNAT) and the Housing Task Force and has succeeded in having the impact fees waived, at the rate of approximately \$400,000, annually (local consultation).
 - In consultation with state legislatures, SAHA has been successful in securing the passage of key bills affecting Section 8, and Homeownership, (state consultation).
- Results of consultation with residents and the Resident Advisory Board.
- Results of consultation with advocacy groups.
 - Through consultation with groups such as COPS, SAHA was able to develop an additional 75 units of senior housing in San Antonio.
- 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	14,586,053	
b) Public Housing Capital Fund	13,968,338	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	4,252,500	
e) Annual Contributions for Section 8 Tenant-Based Assistance	59,636,887	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	2,110,160	
g) Resident Opportunity and Self- Sufficiency Grants (pending applications)	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds	8,550,997	PH Capital Improvement
HOPE VI	76,808,400	PH Capital Improvement
PH Drug Elimination Program	758,328	PH Safety/Security
PH Service Coordinator Program	283,936	PH Supportive Service
3. Public Housing Dwelling Rental Income	7,833,936	PH Operations
4. Other income (list below)		
Interest from affiliates	189,350	Affiliate Operations
Other income from affiliates	29,158	Affiliate Operations
Interest on General Funds	8,421	PH Operations
5. Non-federal sources (list below)		
Sales and Services to Tenants	213,779	PH Operations
Net Operating Income	2,725,870	Affiliate Operations
Total Resources	191,956,113	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 ©]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **30 days**
- Other: (describe)

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? **Use sex-offender database, which is maintained by the Texas Department of Public Safety and database of criminal history records maintained for Bexar County.**

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its Public Housing waiting list?

(select all that apply)

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

b. Where may interested persons apply for admission to Public Housing?

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

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

1. How many site-based waiting applications will the PHA operate in the coming year?

- 44 sites

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? **81**

3. Yes No: May families be on more than one list simultaneously. If yes, how many lists? **3 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. General information about how to apply for housing and a list of Public Housing Developments will be furnished to applicant.
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply.
 - Applicants may provide either written application or application can be taken by phone. This "pre-application" is required to place a family on the Public Housing

waiting list (up to 3 sites may be specified). Once an applicant is called off the “waiting list,” they will be required to provide a “full application.”

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

Over housed

Under housed

1 Medical justification—requested accommodations pursuant to ADA and FFMA.

Administrative reasons determined by the PHA (e.g., to permit modernization work). Justifiable reasons include relocation of residents through transfer to allow for modernization of a development/units and to allow for correction of any hazards—safety related.

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) (list below)

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

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences:

(select all that apply)

2 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

2 Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

2 Households that contribute to meeting income requirements (targeting) (50% to 80 % of AMI)

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

1 Victims of reprisals or hate crimes

Other preference(s) (list below)

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 source (list)
 - Resident Handbook, Resident Newsletter

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 an annual reexamination and at family request for revision
- Other (list)

(6) De-concentration and Income Mixing

In accordance with PIH Notice 99-51, dated 12/14/99, no response is required to this Section—Final Rule on De-concentration/Income Mixing is Pending.

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 de-concentration 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 de-concentration 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: All Public Housing Developments.
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments. If selected, list targeted developments below: All Public Housing Developments.
- 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 de-concentration 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 de-concentration 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:
 - (See Attachment Tenant Accounting)

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:

- (See Attachment Tenant Accounting)

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):
 - Sex-offender Screening and no prior history in Public Housing.
- Other (list below):
 - Screen to see if any money is owed to the Housing Authority or if the applicant has been previously evicted from Public Housing/

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? **(Information is obtained through the open records system, maintained by Bexar County.)**

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)**

e. Indicate what kinds of information you share with prospective landlords?

(select all that apply)

- Criminal or drug-related activity
- Other (describe below)
 - Name of previous landlord, upon written request.

(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)

(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:

- Extensions are granted when the participant has made a reasonable effort in locating a unit. The participant must provide documentation of their efforts to locate a unit. After review of the documentation, an extension may be granted for an additional 30 to 60 days.

(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 sub-component **(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)

Other 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)

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.

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
- Other preference(s) (list below)

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

(select all that apply)

- 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) N/A

- 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:
 - Owner orientation meetings during application process and housing affairs.
- Other (list below)

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

- Through published notices
- Other: Contacts referral agencies

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.
- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)
- Discretionary Policies include additional child care deductions and income disregard for (3) MTW sites only: Lincoln, Wheatley, and Mission Park.

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: See Section XIX, A.-Rent and Rent Adjustments

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?

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

- Housing Authority will establish a Family Choice of Rental Payment (Sec. 523) by Development and bedroom size per attached list. Resident will pay Family Choice of Rental Payment (Sec. 523) or 30% of monthly adjusted income, tenant's choice. The minimum rent will be set at \$25 per month. Ceiling rents will be established at lower income developments and at Moving to Work Program sites (3).

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 (MTW sites only)
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

(select one)

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

2. For which kinds of developments are ceiling rents in place? (select all that apply) **Not Applicable.**

- 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)
Not applicable.

- 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)

Any time there is a decrease in family income and/or change in family composition.

- 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 Family Choice of Rental Payment (Sec. 523), 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) N/A

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or sub-market
- Other (list below)

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

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

d. How often are payment standards 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)

Market comparability

(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)

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.

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:
 - SAHA's management is overseen by a President and Chief Executive Officer (CEO) who answers directly to the Board of Commissioners and serves as Secretary to the Board. Legal services are provided by outside General Counsel who are hired by the Board.

The following in-house activities are under the supervision of the CEO:

- Human Resources – conducts personnel and risk management operations
- Communications – develops public relations campaigns and serves as liaison with the media.
- Real Estate – provides real-estate services in accordance with the Relocation Act
- Legal Services – provide legal advice to in-house staff.

The next level of management is the Chief Operations Officer (COO) who is responsible for the supervision of most of the operational departments. Each department is managed by a Vice President. The departments under the COO's management include:

- Housing Management – administers the Public Housing Program and the Homeownership Program and multiple related programs and grants.
- Housing Assistance Programs – administers Section 8 and Leased Housing Programs
- Architectural, Engineering, & Construction Services – oversight of structural construction and rehabilitation services.
- Development & Asset Management – administers HOPE VI grants and develops non-PHA affordable housing.
- Fiscal Department – performs accounting and financial services.
- Procurement Services – conducts inventory and purchasing activities.
- Security Services – provides security and property protection services.
- Information Services – maintains computerized information systems.
- Planning & Research – prepares and submits grant proposals.

- Proposed Addition to SAHA's management structure:

SAHA is currently in the process of adding a new Vice President position that will be the Vice President of Maintenance. The Board of Commissioners has approved the management change and it is anticipated that the selected candidate will begin his employment by no later than the end of April. The position is shown on the attached organizational chart, but it has not been filled, as of the writing of this response.

(Refer to Attachment Titled PHA Management Organizational Structure.)

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 7-1-99	Expected Turnover
Public Housing	5,873	1,500
Section 8 Vouchers	4,843	1,000
Section 8 Certificates	4,905	1,000
Section 8 Mod Rehab	468	300
Special Purpose Section 8 Certificates/Vouchers (list individually)	156	25
Public Housing Drug Elimination Program (PHDEP)	3,734	N/A
Other Federal Programs (list individually)	2,300	550
Senior Services Coordinator Program	1,100	110
FSS Program, One-Strike Policy, Lease Addenda		

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:

A. Admissions And Occupancy Policy:

Contains policies related but not limited to the following areas of Public Housing operations and occupancy:

- a. Lease Agreement (to include addendums for Moving to Work Program).
- b. Schedule of Changes
- c. Rent Collections
- d. Pet Policy

- e. One-Strike Policy
- f. Community Service/Self-Sufficiency
- g. Lawn Care
- h. Pest Control
- i. Maintenance Plan
- j. Housekeeping Standards

B. Family Self-sufficiency Manual

Describes the FSS Program, its services and programs procedures.

(Refer to the Supportive Services Attachment)

C. Senior Services Program Manual

Describes services provided by this program.

(Refer to the Supportive Services Attachment)

D. Sports and Recreation Program Manual

Describe Services and procedures for the Sport's Program

(Refer to the Supportive Services Attachment)

E. Economic Self-sufficiency Program Manual

Describe services and procedures for the Economic Development Program.

(Refer to the Supportive Services Attachment)

(2) Section 8 Management: (list below)

- One-Strike Policy
- Rent Determination (payment standards), Policies, Resolution #3079
- Section 8 Administrative Plan (Draft July, 1999)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

- Refer to the Admissions and Occupancy Policy Addendum I.

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. Public Housing Authority, Administrative Office for Informal Settlement of Grievances.
- PHA development management offices. Housing Authority main Administrative Office, Legal Department for a hearing.
- 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: Legal Office

7. Capital Improvement Needs

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 (state name) **HUD-52837 (See Attachment 7, A.(1))**

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 (state name HUD-52834 (See Attachment 7.A.(2b))

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)

A. 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: Mirasol and Spring View

2. Development (project) number: TX59URD006I95 and TX59URD006I94, respectively.

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:

Victoria Courts (TX59P006003)

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:

Victoria Courts (TX59P006003)

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:

Victoria Courts (TX59P006003)

8. Demolition and Disposition

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

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

- Refer to the Activity Description Chart

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: Victoria Courts 1b. Development (project) number: TX 59P006003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>04/24/99</u> (Approved)
5. Number of units affected: 660
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/00 b. Projected end date of activity: 09/30/2001

Demolition/Disposition Activity Description
1a. Development name: Alazan Apartments 1b. Development (project) number: TX59P006001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>05/01/00</u>
5. Number of units affected: NA, Excess Land
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/00 b. Projected end date of activity: 12/31/01

Demolition/Disposition Activity Description
1a. Development name: SpringView Apartments 1b. Development (project) number: TX59P006070
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>05/01/00</u>
5. Number of units affected: NA/ Excess Land
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/00 b. Projected end date of activity: 12/31/00

Demolition/Disposition Activity Description	
1a. Development name:	Rex Apartments
1b. Development (project) number:	TX59P006025
1. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(12/01/00)</u>
5. Number of units affected:	N/A, Excess Land
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 03/01/01 b. Projected end date of activity: 09/01/02

Demolition/Disposition Activity Description	
1a. Development name:	Victoria Courts
1b. Development (project) number:	TX59P006003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>12/01/00</u>
5. Number of units affected:	NA, Excess Land
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 03/01/01 b. Projected end date of activity: 09/01/02

Demolition/Disposition Activity Description	
1a. Development name:	Mirasol Homes
1b. Development (project) number:	TX59P006010
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	05/30/00
5. Number of units affected:	299 Lease/Purchase
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/31/00 b. Projected end date of activity: 05/31/06

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
N/A

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	
<p>1a. Development name: See page 6 through 8 of the approved Allocation Plan and Amendment.</p> <p>1b. Development (project) number: See page 6 through 8 of the approved Allocation Plan.</p>	
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>	
<p>3. Application status (select one)</p> <p>Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>	
<p>4. Date this designation approved: <u>05/1995</u></p>	
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Amendment to original Designation Plan was approved by HUD on 10/01/98. We propose to submit a revision to the 1995 Approved Designation Plan in April, 2000. The revised Plan will make provisions for non-elderly handicapped/disabled persons to live in the handicapped-accessible units in elderly developments.</p>	
<p>6. Number of units affected: 2,430</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

Not Applicable

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)

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)] Homeownership Plan (See Attachment)

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:	Mirasol
1b. Development (project) number:	TX59URD006I195
2. Federal Program Authority:	<input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Submitted , pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(11/15/99)</u>
5. Number of units affected:	152
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Spring View
1b. Development (project) number:	TX59URD006I194
2. Federal Program Authority:	<input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Submitted , pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(11/15/99)</u>
5. Number of units affected:	50
6. Coverage of action: (select one)	<input checked="" 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:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?
Not Applicable

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

Not Applicable

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

b. PHA-established eligibility criteria

Not Applicable

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 (I)]

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.

Note: Final Rules for this section are not yet released (02-25-2000). For this reason, no attachment is attached to this document.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: 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? **01/04/99**

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)

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

Services and 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.

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)
Parent Child Inc.- Head start program, Ed. & Health	150	Waiting List	On site @ PHA Developments
Victory Outreach- Counseling & Referrals	150	Other- Walk- In	On site @ PHA Developments
Ella Austin Comm. Center- Ed. & Health	50	Waiting List	On site @ PHA Developments
AVANCE- Parenting & Ed.	360	Waiting List	On site @ PHA Developments
YWCA- Childcare, Volunteer Prog.	100	Waiting List	On site @ PHA Developments
ROAD Centers- Self-Suff., Empl., & Job Readiness	3,000	Other- Walk- In	On site @ PHA Developments
SAHA- FSS- Self-Sufficiency	800	Other- Voluntary Prog.	PHA Main Office Housing Mgmt. Division & on site @ PHA Developments
SAHA Econ. Development Program- Employment	12	Other- Voluntary Prog.	PHA Main Office Housing Mgmt. Division & on site @ PHA Developments
SAHA Resident Empl. Program- Employment	250	Walk in	PHA Main Office Hum. Res. Division
SAHA HOPE VI CSS- Self-Sufficiency	400	Specific- HOPE VI Clients	PHA Main Office Housing Mgmt. Division
SAHA Youth Sports Program	2,000	Specific- PHDEP Participants	PHA Main Office Housing Mgmt. Division & on site @ PHA Developments
SAHA Senior Resident Svcs. - Assessments & Referrals	2,000	Specific: Elderly	PHA Main Office Housing

			Mgmt. Division & on site @ PHA Developments
City of San Antonio Children's Resources- Child Care Svcs.	15,000	Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in
Job Corp- Education & Training	200	Referrals & Application	SAHA Staff or Juvenile Detention
Project Quest, Inc.- Ed. & Empl.	2,000	Income Eligibility	SAHA Staff Referral or Walk-in
Southwest School of Business & Technical Careers - Ed./Training	1,800	Income Eligibility & Waiting list	SAHA Staff Referral or Walk-in
George Gervin Youth Center - Education	28	Other-Walk- In	SAHA Staff Referral or Walk-in
Adelante Academy - Education	95	Based on HS Credits	SAHA Staff Referral or Walk-in
San Antonio College Women's Center - Ed. & Support Svcs.	125	Attending College	SAHA Staff Referral or Walk-in
Project Learn To Read - Education	72	Waiting List	SAHA Staff Referral or Walk-in
St. Philips College - Education	6,000	Application	SAHA Staff Referral or Walk-in
Margarita R. Huantes Learning & Leadership Development Center - Education	300	Waiting List	SAHA Staff , TDHS Referral
Palo Alto College Untapped Potential - Education	3,000	Application	SAHA Staff Referral or Walk-in
Project SER - Jobs for Progress - Empl. & Training	1,000	JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in
TEEX Career Advancement & Applied Technology - Empl. & Training	1,500	JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in
Savant Training And Technology - Healthcare Training	75	Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in
USAA - Empl. & Self-Sufficiency Support	7,000	Based on available positions	SAHA Staff Referral or Walk-in
Marriot Rivercenter Personnel- Employment	3,500	Based on available positions	SAHA Staff Referral or Walk-in
Positive Solutions- Employment	350	Income Eligibility	SAHA Staff Referral or Walk-in
Center for Health Services- Health Services	150	Referrals	SAHA Staff Referral or Walk-in
Dwyer Avenue Center- Supportive Service & Housing	104	Waiting List & Referrals	SAHA Staff Referral or Walk-in
House of HOPE- Supportive Service & Housing	50	Waiting List & Referrals	SAHA Staff Referral or Walk-in
Veterans Administration Supportive Service & Housing	90	Waiting List & Referrals	SAHA Staff Referral or Walk-in
Texas Department Of Protective And Regulatory Services	300	Waiting List & Referrals	SAHA Staff Referral or Walk-in
Healy-Murphy Center Inc.- Childcare	175	Waiting List & Referrals	SAHA Staff Referral or Walk-in
Alamo Workforce Development Inc.- Empl. & Job Training	1,500	Referrals & Income Eligible	SAHA Staff Referral or Walk-in
San Antonio Sports Foundation-Sports & recreation	1,500	Walk-ins	SAHA Staff Referral or Walk-in

City Of San Antonio, Parks And Recreation- Sports & recreation	700	Walk-ins	SAHA Staff Referral or Walk-in
Good Samaritan Center- Education (GED)	44	Walk-ins & Referrals	SAHA Staff Referral or Walk-in
Southwest Winners Foundation- Training & Ed. (GED)	175	Waiting List & Referrals	SAHA Staff Referral or Walk-in
Positive Beginnings- Childcare	170	CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in
Carmelite Learning Center- Childcare	120	CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in
Parent Academy- Parenting Classes	15	Walk-ins	SAHA Staff or Court Referral or Walk-in
Lincoln Center-After School Program	60	Walk-ins	SAHA Staff Referral or Walk-in
Federal Bureau of Investigation (Welfare to Work)- Empl.	35	Referrals-35 Slots only	SAHA Staff & Agency Referrals

(2) Family Self Sufficiency programs

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 08/30/99)
Public Housing	52	593
Section 8	903	262

- 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: **The Housing Authority will be seeking a HUD approved exception to the minimum program size in the Section 8 Program.**

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).

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. Hearings based on termination of assistance under the One Strike Policy are reviewed to determine where there is a high incidence of crime. For example, from July 1, 1999, to February 15, 2000, 15 applicants and residents requested hearings and were denied housing assistance due to violent/criminal activity. During that same time period, 5 applicants for Public Housing requested hearings and were denied housing assistance due to drug-related activity. By reviewing where these residents resided before their denial or termination of assistance, SAHA can identify areas of concentration of crime. SAHA will continue to use that information to identify the need for increased safety measures. Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicates the high level of criminal activity and around SAHA's Public Housing communities. The UCR indicates not only crime specific to the developments but also crime adjacent to Public Housing developments.
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments. Hearings requested by Section 8 applicants and residents based on denial of assistance due to drug-related or violent/criminal activity under the One Strike Policy will be reviewed to determine where there is a high incidence of crime in areas surrounding or adjacent to SAHA developments. By reviewing where these residents resided before their denial or termination of assistance, SAHA can identify areas of concentration of crime. SAHA will continue to use that information to identify the need for increased safety measures due to criminal activity which could impact the developments.
- Residents fearful for their safety and/or the safety of their children

- Observed lower-level crime, vandalism and/or graffiti. February 2000, HUD published it's "in the crossfire" report. Page 10 of the report indicates SAHA is one of 37 of the 55 agencies nation wide receiving PHDEP funding experiencing a crime reduction. The report further states the crime rate in SAHA Public Housing developments declined at a faster rate than the surrounding jurisdiction (City of San Antonio).
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

- Safety and security survey of residents. SAHA utilized a resident survey performed in 1999 for the PHDEP in order to determine the need for improved safety 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. Management staff utilizes an automated internal reporting system "Run Cops" to report security matters.
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs. The SAHA has been funded by HUD for a PHDEP grant for the past 10 years. In additional implementation of the "One Strike and Your Out" policy resulted in 15 denials of housing assistance for 1999.
- Other (describe below)
 - Participation in the Mayor's Crime Prevention Consortium.

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

- The list of PHDEP targeted developments in the 1999 SAHA Plan are:

1999 PHDEP DATA INPUT SHEET

Name of Development	Address
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Village East	819 N. Hackberry
Olive Park	819 N. Hackberry
Lincoln Heights Courts	1315 N- Elmendorf
Menchaca Homes	320 Blue Ridge
Cassiano Homes	2919 S. Laredo
San Juan Homes	300 Gante Walk
S. J. Sutton Homes	909 Runnels
Villa Veramendi	615 Barclay
Park Square Apartments	800 E. Park
Mission Park Apartments	5825 Analissa
Riverside Apartments	515 Riverside Drive
Highview Apartments	1351 Rigsby
Kenwood Manor	121 Avenue M
Westway Apartments	5627 Culebra
Cheryl West Apartments	333 W. Cheryl
Teurah L- Shaley Apartments	4827 Pettus
L. C. Rutledge Apartments	11301 Roszell
Pin Oak 11 Apartments	7180 Oaklawn
Francis J. Furey Apartments	4902 Gus Eckert Lane
Cross Creek Apartments	2818 Austin Highway
Morris C. Beldon Apartments	7511 Harlow

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: Enforcement of SAHA's "One Strike and Your Out" policy.

2. Which developments are most affected?

1999 PHDEP DATA INPUT SHEET

Name of Development	Address
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Village East	819 N. Hackberry
Olive Park	819 N. Hackberry
Lincoln Heights Courts	1315 N- Elmendorf
Menchaca Homes	320 Blue Ridge
Cassiano Homes	2919 S. Laredo
San Juan Homes	300 Gante Walk
S. J. Sutton Homes	909 Runnels
Villa Veramendi	615 Barclay
Park Square Apartments	800 E. Park
Mission Park Apartments	5825 Analissa
Riverside Apartments	515 Riverside Drive
Highview Apartments	1351 Rigsby
Kenwood Manor	121 Avenue M
Westway Apartments	5627 Culebra
Cheryl West Apartments	333 W. Cheryl
Teurah L- Shaley Apartments	4827 Pettus
L. C. Rutledge Apartments	11301 Roszell
Pin Oak 11 Apartments	7180 Oaklawn
Francis J. Furey Apartments	4902 Gus Eckert Lane
Cross Creek Apartments	2818 Austin Highway
Morris C. Beldon Apartments	7511 Harlow

C. Coordination between PHA and the Police:

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. Reports of criminal activity from the San Antonio Police Department (SAPD) are submitted monthly to the San Antonio Housing Authority via the Internet containing crime reports for Public Housing developments.
- Police provide crime data to housing authority staff for analysis and action. The police have been most cooperative in providing data to SAHA, on request. The police have shared information with the office of security, as well as property managers when they determined it

would be in the best interest of SAHA (and there was, of course, no legal prohibition to providing the information). Receipt of this information has not only enabled SAHA to identify “hot spots” within the developments, but has also enabled on-site management to anticipate and prepare for potential outbursts of violence. Reports of criminal activity from the San Antonio Police Department (SAPD) are submitted monthly to the San Antonio Housing Authority via the Internet containing crime reports for Public Housing developments.

- 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. SAHA and the police have developed a good relationship which has resulted in the police being most cooperative when called on to testify; it is anticipated that this relationship will continue in the coming years. The police have testified not only at eviction hearings, but also at One Strike hearings as well. There is a mutual understanding between SAHA and the police that cooperation and coordination of efforts results in a reduction of crime concentration within the developments.
- Police regularly meet with the PHA management and residents. SAPD SAFE officers meet with residents through monthly Resident Association meetings at the Public Housing communities as well as the PHDEP resident advisory council “United Neighbors in Action” (UNA).
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services. See page 98 of SAHA’s 1999 PHDEP Plan titled “Certification by Law Enforcement Representative and Chief Executive Officer” signed by the SAPD Chief of Police on June 14, 1999.
- Other activities (list below)
 - Public Housing Drug Elimination Program, Gun Buy Back initiative (Partnership between the San Antonio Housing Authority and the San Antonio Police Department, to buy back guns from individuals who turn them in. This is a solicited initiative targeted to anyone interested in participating.)

2. Which developments are most affected? See Page 63 of the 1999 PHDEP Plan.

1999 PHDEP DATA INPUT SHEET

Name of Development	Address
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Village East	819 N. Hackberry
Olive Park	819 N. Hackberry
Lincoln Heights Courts	1315 N- Elmendorf
Menchaca Homes	320 Blue Ridge
Cassiano Homes	2919 S. Laredo
San Juan Homes	300 Gante Walk
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Cross Creek Apartments	2818 Austin Highway
Morris C. Beldon Apartments	7511 Harlow

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. (File name 1999 PHDEP Plan).

Note: The Housing Authority Safety and Crime Prevention Plan is incorporated in the PHDEP 1999 Plan.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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.

CERTIFICATION OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

This is to certify that the Housing Authority of the City of San Antonio is in compliance with all fair housing and civil rights laws, statues, regulations, regulations, and executive orders as enumerated in 24 CFR 5.105 (a).

February 21, 2000

Melvin L. Braziel
President and CEO
Housing Authority of the City San Antonio

Comments:

Refer to the,
Housing Authority of the City of San Antonio
Subject: Non-Discrimination and Sexual Harassment
Policy Number : 002
Revised Date: 9/1/1993

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain?

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name) **Agency Plan Minutes From Residents**

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)

Note: The Presidents of the Resident Councils were invited to sit on the Council of Presidents Advisory Board, in compliance with 24 CFR 964.

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.) **NOT APPLICABLE**

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 **NOT APPLICABLE**

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) **NOT APPLICABLE**

b. Eligible candidates: (select one) **NOT APPLICABLE**

- 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) **NOT APPLICABLE**

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of San Antonio, Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: To be provided after the City finalizes their FY2001 Annual Plan. The five-year plan contains the following and is consistent with SAHA strategy.

Refer to Table 29, Five-Year Consolidated Plan Strategy on the preceding page.

TABLE 29
FIVE YEAR CONSOLIDATED PLAN STRATEGY
PRIORITY 1 – RENTERS

PRIORITY: Low and moderate-income households should have access to decent, safe, and affordable housing.

FIVE-YEAR GOAL: Increase the number of very low and low-income households living in decent and affordable rental housing by 2000.

RATIONALE: Due to their limited financial resources, very low and low-income households are limited in their rental options. Without assistance, these households are often restricted to living in neighborhoods with high concentrations of low income and minority households. Often the affordable units are sub-standard or in need of major repairs. Activities will support occupancy/ preservation of existing housing stock, and support development of new, affordable rental units through conversion and/or new construction.

PROGRAM/SERVICE PRODUCT	PURPOSE	TARGET POPULATION	TARGET AREA
Rental Assistance	Provide tenant-based rent subsidies to reduce housing costs to now more than 30% of a household'	Very low and low-income (below 80% median income) households.	City-Wide
Family Self-Sufficiency	Assist housing assistance participants to achieve self-sufficiency through coordinated training and educational programs, and providing needed support services (i.e., day care).	Very low income (below 50% median income) renters.	City-Wide
Rental Rehabilitation	Provide financial assistance (loans) to property owners as an incentive to rehabilitate substandard rental property which will remain affordable for a 10-year period following completion of rehabilitation work.	Units will be available and affordable to very low and low-income (below 80% median income) households with priority for units containing 2 or more bedrooms.	Designated priority areas, and neighborhoods close to employment centers, institutions or higher learning (colleges) or other education facilities.
Rental Conversion/New Construction	Provide financial incentives (gap financing loans) to encourage private sector development through appropriate conversions and/new construction of rental residential properties.	An appropriate number of total units (in proportion to public financial participation) will be available and affordable to very low to moderate-income households (80% median income and below), with priority for units consisting of 2+ bedrooms.	City-Wide

- 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)
- Other: (list below)

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

- Parade of Homes
- Economic Development along major commercial corridors
- Fee Waivers
- Joint Planning and Implementation through HNAT and the Housing Task Force
- Shared facility use for shared service delivery

D. Other Information Required by HUD

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

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ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
<ul style="list-style-type: none">• FDIC AFFORDABLE HOUSING DISPOSITION PROGRAM (FORMERLY RTC AHDP PROGRAM) COMPLIANCE MANUAL <p>DRAFT</p>	1
<ul style="list-style-type: none">• LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC) COMPLIANCE MANUAL <p>DRAFT</p>	2
<ul style="list-style-type: none">• PROCUREMENT POLICY <p>APPROVED FEBRUARY 25, 1998</p>	3
<ul style="list-style-type: none">• MAINTENANCE POLICIES <p>DRAFT SEPTEMBER, 1999</p>	4
<ul style="list-style-type: none">• MAINTENANCE POLICY ADDENDUM 5 <p>DRAFT FEBRUARY 22, 2000</p>	
<ul style="list-style-type: none">• RECORDS RETENTION SCHEDULE <p>DRAFT</p>	6
<ul style="list-style-type: none">• PHYSICAL/MANAGEMENT NEEDS ASSESSMENT <p>REVISED JANUARY, 2000</p>	7

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
· PERSONNEL POLICY AND PROCEDURES MANUAL REVISED MARCH, 1998	8
• ADMISSIONS AND OCCUPANCY POLICY FOR THE PUBLIC HOUSING PROGRAM DRAFT FEBRUARY 22, 2000	9
· ADMINISTRATIVE PLAN FOR THE SECTION 8 CERTIFICATE AND VOUCHER PROGRAMS (2 VOLUMES) DRAFT JULY, 1999	10
· SECTION 8 ONE-STRIKE POLICY APPROVED AUGUST, 1999	11
• 5. OPERATIONS AND MANAGEMENT 12 A. PUBLIC HOUSING AUTHORITY MANAGEMENT STRUCTURE	
· PHDEP 1999 PLAN APPROVED; SUBMITTED JUNE, 1999	13
· SECTION 8 RESOLUTION IN SUPPORT OF 1999-2000 PAYMENT STANDARD SCHEDULE APPROVED, DECEMBER 15, 1999 RESOLUTION # 3078	14

ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
· HOUSING AUTHORITY ANNUAL BUDGET	15
APPROVED JULY 1, 1999	
• FINANCIAL STATEMENTS (STATUTORY BASIS) AND AUDITORS' REPORTS	16
YEAR ENDED JUNE 30, 1998 (MOST CURRENT)	
• 2000 COMPREHENSIVE GRANT PROGRAM	17
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• PUBLIC HOUSING MANAGEMENT DWELLING LEASE	19
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ATTACHMENTS

ATTACHMENT NAME	ATTACHMENT #
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• 7. CAPITAL IMPROVEMENT NEEDS A. CAPITAL FUNDS ACTIVITIES (2B) OPTIONAL 5-YEAR ACTION PLAN HUD FORM - 52834	23
• MANUAL FOR ACQUISITIONS AND DISPOSITION OF REAL PROPERTY	24
• PUBLIC HOUSING MANAGEMENT SUPPORTIVE SERVICES DESCRIPTIONS	25
• PUBLIC HOUSING MANAGEMENT SEMI-ANNUAL PERFORMANCE REPORT PHDEP 1997 REPORT DATE: 06/30/99	26
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• FINAL RULES	28
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ATTACHMENTS

ATTACHMENT NAME

ATTACHMENT

- COOPERATIVE AGREEMENT BETWEEN THE HOUSING AUTHORITY AND THE TEXAS DEPARTMENT OF HUMAN SERVICES

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PHA Plan Table Library

Not Applicable

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Non-expendable	
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	
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)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Not Applicable

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Not Applicable

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Not Applicable

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	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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 \$ 1,497,575
- 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 Public Housing Drug Elimination Program at the San Antonio Housing Authority is geared to reducing drugs, drug related crime and violence in our targeted developments. We use Prevention through Drug Education, Tenant Patrols, Security and Investigation initiatives that utilize methods and practices that rely on incentive based programming for both adults and youth to reach stated outcomes. Outcomes are focused on reducing the fear of crime, reducing Type I and II crime, and improving in school attendance, in class behavior and school performance. Typical programming includes in-class and out of class Drug Education programs for adults and youth, resident driven security patrols like Cellular on Patrol, Tenant Patrols, and Neighborhood Watch groups. We also hire off duty police officers and personnel from other law enforcement agencies to patrol targeted developments and conduct undercover drug investigations at all of our developments. Finally, we conduct security enhancement campaigns geared to identify crime hot spots, remove physical features such as graffiti, trash and debris that contribute to an unsafe and unhealthy environment in our targeted developments.

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)
1. Alazan-Apache Courts	1015	1886
2. Cassiano Homes	499	1863
3. Cheryl West	86	276
4. Frances Furey	66	216
5. Highview	68	237
6. Lincoln Heights	338	881
7. San Juan	458	845
8. Shaley	66	179
9. Sutton	242	691
10. Villa Veramendi	260	328
11. Wheatly	248	625
12. Riverside	74	245

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** **X** **18 Months** _____ **24 Months** _____ **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	1,981,750	TX590DEP0060195	-0-		Closed Out
FY 1996	2,013,250	TX590DEP0060196	-0-	GE	Closed Out
FY 1997	2,110,160	TX590DEP0060197	-0-	GE	Closed Out
FY1998	2,110,160	TX590DEP0060198	\$1,524,091		10/31/2001
FY 1999	1,507,804	TX590DEP0060199	\$1,507,804		03/31/2001

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.

The San Antonio Housing Authority Public Housing Drug Elimination Program Strategies will include Drug Education and Awareness, Community Policing, Partnerships and Resident Involvement, Protective Services, and Resident Based Initiatives in Security. Our Goals and Objectives can best be summarized as follows:

- **defining and directing programming by crime profiles at each development and utilization of automated crime data collection methods and techniques**
- **implementation of site based planning documents that address crime problems and needs of the targeted population**
- **implement community policing initiatives to include Resident Patrols, Security Enhancement Campaigns, and Community Development activities**
- **deployment of Security Officers and Investigators at each targeted development**
- **involve community partners in strategic planning meetings, logistics on site based service plans and coordination and collaboration on law enforcement and related resources. Partners will include local, state and federal law enforcement agencies, social service agencies, urban planners, community developers, criminal justice planning agencies and advocates.**
- **disseminate information through awareness activities, conduct training and education programs on the crime and drug problem at each site and the alternatives and possible solutions that can be implemented**
- **facilitate resident involvement by supporting meetings of United Neighbors in Action, a resident driven Advisory Group.**
- **implement on-going in-house monitoring activities, annual resident satisfaction surveys and comprehensive evaluation of each grant activity.**

B. PHDEP Budget Summary

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

FY_2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	568,502
9130 - Employment of Investigators	232,205
9140 - Voluntary Tenant Patrol	14,000
9150 - Physical Improvements	
9160 - Drug Prevention	487,922
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	194,946
TOTAL PHDEP FUNDING	1,497,575

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: \$	
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.							

9120 - Security Personnel						Total PHDEP Funding: \$	
						\$568,502	
Goal(s)	Provide Protective Services in targeted developments as a deterrent to drug related and violent crime.						
Objectives	1. Will provide security services to include investigative activities in the family developments with prioritization of level of effort to the targeted developments as a deterrent to violent crime.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Deploy security personnel in 9 targeted developments			4/1/01	3/31/02			Increased sense of security and or decreased fear of crime among 25% of the resident households in the targeted sites.
2. Meet with residents at sites on a quarterly basis			4/1/01	3/31/02			Increased sense of security and or decreased fear of crime among 25% of the resident households in the targeted sites.
3. Provide support to community policing efforts			4/1/01	3/31/02			Increased sense of security and or decreased fear of crime among 25% of the resident households in the targeted sites.

9130 - Employment of Investigators					Total PHDEP Funding: \$ \$232,205		
Goal(s)	Provide Protective Services in targeted developments as a deterrent to drug related and violent crime.						
Objectives	Will provide security services to include investigative activities in the family developments with prioritization of level of effort in the targeted developments as a deterrent to drug related and violent crime.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Deploy investigators for undercover work in the family developments			4/1/01	3/31/02			Increased sense of security and/or decreased fear of crime among 25% of the resident households in the targeted developments
2. Support Community Policing efforts			4/1/01	3/31/02			Increased sense of security and/or decreased fear of crime among 25% of the resident households in the targeted developments

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ \$14,000		
Goal(s)	Define and direct overall drug elimination programming by the crime profiles of each targeted development and affinity to the annual crime baseline.						
Objectives	<ul style="list-style-type: none"> a. Will continue to implement pilot community policing programs with protective services personnel in a supportive role such as neighborhood watch groups, cellular on patrol units and tenant patrols at each of the targeted developments. b. Recruit residents for patrols in 5 targeted developments c. Conduct training programs for patrols for 6 to 8 weeks per training. d. Formalize partnerships that support patrol initiatives with 5 agencies 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Conduct monthly meetings to outreach at 5 targeted developments for tenant patrol involvement.			4/1/01	3/31/02			Increase number of residents involved per activity by 10%
2. Conduct quarterly training programs on safety and security issues.			4/1/01	3/31/02			Reduction of drug related and violent crime overall by 5% in the targeted developments.
3. Involve the established patrols in the community security enhancement campaigns at targeted sites.			4/1/01	3/31/02			Reduction of drug related and violent crime overall by 5% in the targeted developments.
4. Will formalize 5 MOU's			4/1/01	3/31/02			Reduction of drug related

with various agencies or organizations in support of tenant patrols.							and violent crime overall by 5% in the targeted developments.
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9150 - Physical Improvements						Total PHDEP Funding: \$	
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.							

9160 - Drug Prevention		Total PHDEP Funding: \$ \$487,922
Goal(s)	<ol style="list-style-type: none"> 1. Provide for on-going resident involvement through Advisory Council, Resident Associations and issue specific training in the targeted developments 2. Provide educational opportunities for the families and youth of the targeted developments utilizing research based drug prevention curriculum and or materials that focus on rejecting illegal drugs and or the causal factors leading to drug related and violent crime. 3. Define and direct overall drug elimination programming by the crime profiles of each targeted development and affinity to the annual crime baseline. 	
Objectives	<ol style="list-style-type: none"> 1a. Continue to support the UNA Advisory Committee and its elected officials through the use of a structured organization that is coordinated and supported by RA's, H.A. staff and PHDEP grant goals. 1b. Support on-going ways and means to improve attendance and increase membership 1c. Maintain updated yearly calendar of training and education that will support grant mission and purpose. 2a. Maintain up to date information on research based drug prevention curriculum that will address the crime types as per the PHA crime baseline. 2b. Develop an automated management information system for reporting, monitoring, and evaluation. 2c. Maintain up to date calendar of education activities to ensure resident access, community awareness and support. 2d. Will conduct train the trainer workshops for staff, resident organizations and the PHA's Partners to enhance overall goal in drug education to targeted sites. 2e. Will engage in supporting collaborative relationships with drug prevention providers to identify and participate in community awareness activities, leverage resources, expand educational opportunities, and monitor current trends in this area. 3a. Will continue to support CPTED planning process to carry out strategic plan for protective services begun in FY 1999. 3b. Will continue to maintain network of law enforcement agencies, residents, partners who specialize in providing protective services and criminal justice planning through MOU's, Letters of Agreement or other related documents. 3c. Will continue to utilize up to date technology at the PHA to support the Crime Data Center and preparation and analysis of crime baselines utilizing data streams from community partners. 3d. Will continue to implement crime profiles that are development specific and support programming and annual goals. 	

	3e. Will organize 10 community/security enhancement initiatives at the targeted sties to include drug/safety education, clean up initiatives, and leadership development activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. 12 Monthly Meetings			4/1/01	3/31/02		n/a	Increased attendance at UNA meetings by residents by 10% over previous year.
2. 12 Education Sessions			4/1/01	3/31/02		n/a	Increased attendance at UNA meetings by residents by 10% over previous year.
3. One leadership training			4/1/01	3/31/02		n/a	Increased attendance at UNA meetings by residents by 10% over previous year.
4. Hold monthly drug prevention education sessions			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and violent crime.
5. Publish monthly calendar of drug education classes			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and violent crime.
6. Generate monthly reports on progress toward goal attainment			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and violent crime.
7. Quarterly strategic planning meetings			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and violent crime.
8. Ongoing initiatives at targeted developments			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and violent crime.
9. Preparation of monthly statistical reports.			4/1/01	3/31/02		n/a	Provide 50% of the residents who attend programs with knowledge, skills and tools to reject illegal drugs and

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

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

9190 - Other Program Costs						Total PHDEP Funds: \$ \$194,946	
Goal(s) 1. Utilize appropriate evaluation and monitoring methods to determine the impact and efficiency of the PHDEP strategies, the PHA resident and the community at large							
Objectives a. Contract annually with consultant to conduct comprehensive evaluation of the PHDEP program b. Will conduct annual resident survey as per HUD guidelines c. Will implement on-going monitoring to ensure goal attainment and overall effectiveness of grant activities.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Annual Evaluation of Grant Activities			4/1/01	3/31/02		n/a	Completion of a comprehensive evaluation of the PHDEP program
2. Annual Resident Satisfaction Survey			4/1/01	3/31/02		n/a	Completion of a comprehensive evaluation of the PHDEP program

3. Monthly trend analysis of program activities			4/1/01	3/31/02		n/a	Completion of a comprehensive evaluation of the PHDEP program
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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				
9120	1,2,3	142,126	1,2,3	426,377
9130	1,2	58,051	1,2	174,154
9140	1,2,3,4	3,500	1,2,3,4	10,500
9150				
9160	1,2,3,4,5,6,7,8,9	121,981	1,2,3,4,5,6,7,8,9	365,941
9170				
9180				
9190	1,2,3	48,736	1,2,3	146,209
TOTAL		\$ 374,394		\$1,123,181

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.”