

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2001

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

## PHA Plan Agency Identification

**PHAName:** Housing & Redevelopment Authority of Austin, MN

**PHANumber:** MN085

**PHAFiscalYearBeginning:(mm/yyyy)** 10/2001

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
 [24CFRPart903.5]

**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)

**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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets 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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing  
 Objectives:

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

- Provide replacement vouchers:
- Other:(list below)

X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- Conduct outreach effort to potential voucher landlords
- X Increase voucher payment standards
- X Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other:(list below)

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

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X Other:(list below)

- 1.) Create transitional housing for battered women –The Austin HRA currently owns a 4 -Plex for battered women which has been successful. We operate this facility in conjunction with the Mower County Victims Crisis Center.
- 2.) Create housing for factory workers –The HRA is working with the Hormel Foundation and the Salvation Army to create new housing for incoming factory workers through the acquisition of an existing facility.
- 3.) Create housing for the City in general due to expanding employment Base –The HRA, through a combination of Minnesota Housing Finance Agency, Greater MN Housing Fund, Tax Credit Program, City of Austin and Hormel Foundation funds, will be constructing a housing project responding to the expanding employment base in

Austin. The project would create 88 rental townhomes and 43 single family for-sale homes.

4.) Create additional Fair Market Rate housing – Due to the extremely large waiting list for our current fair market rent apartment building (Austin Courtyard – 78 units), the HRA currently has under construction another 81 unit apartment building to meet the needs of a waiting list of over 200 applicants.

5.) Continue to operate a highly successful city-wide housing Rehabilitation program.

6.) Continue to provide “first time” homeownership programs.

7.) Continue to remove hazardous and commercial structures and replace with affordable housing using.

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

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

Objectives:

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

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

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

Other: (list below)

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:

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

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

Other: (list below)

**OtherPHA GoalsandObjectives:(listbelow)**

**AnnualPHAPlan**  
**PHAFiscalYear2001**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

X      **StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAge ncy(<250PublicHousingUnits)**
- AdministeringSection8Only**

     **TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

TheAustinHRA since its inception in 1972 has been a powerful force in the City of Austin's strategy to attack housing issues and urban blight. The Austin HRA has used virtually every financing tool available at the local, state and federal level to create solutions for identified problems. Hence, the Austin HRA has functioned as a Community Development Agency bringing a multifaceted approach to complex urban issues. Since 1972, The Austin HRA has assisted over \$170 million of public and private investments to better the quality of community life. The Austin HRA enjoys the luxury of a staff long experienced in tasks to be encountered resulting in great efficiency.

:

The Austin HRA's immediate challenges include:

- 1.) Institute an engineered solution to water infiltration at our Pickett Place Project.
- 2.) Continue to modernize existing public housing stock (See Capital Fund Program Annual Statements).
- 3.) Maintain high occupancy standards.
- 4.) Provide nutritious hot meals to project residents and support the public bus transportation system.
- 5.) Provide housing for expanding employment housing program in which a hazardous structure is removed and replaced with a new affordable home to be sold.
- 6.) Continue to perform replacement housing program in which a hazardous structure is removed and replaced with a new affordable home to be sold.

### iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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#### Attachments

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

#### Required Attachments:

- Admissions Policy for Deconcentration
- X FY2001 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)

#### X Deconcentration and Income Mixing

##### Optional Attachments:

- PHA Management Organizational Chart
- X FY2001 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)

**Supporting Documents Available for Review**

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

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                             |
| X  | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations  | 5 Year and Annual Plans                                      |
| X  | State/Local Government Certification of Consistency with the Consolidated Plan  | 5 Year and Annual Plans                                      |
| X  | 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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans                                      |
| X  | 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                                   |
| X  | Most recent board -approved operating budget for the public housing program   | Annual Plan: Financial Resources;                            |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies |
|  | Public Housing Deconcentration and Income Mixing Documentation:<br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and<br>2. Documentation of the required deconcentration and income mixing analysis   | Annual Plan: Eligibility, Selection, and Admissions Policies |
|  | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input checked="" type="checkbox"/> check here if included in the public housing   | Annual Plan: Rent Determination                              |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                    |
|  | A&O Policy  |   |
|  | Schedule of flat rents offered each public housing development<br>X check here if included in the public housing A&O Policy   | Annual Plan: Rent Determination                     |
|  | Section 8 rent determination (payment standard) policies<br>X check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination                     |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                          | Annual Plan: Operations and Maintenance             |
|  | Public housing grievance procedures<br>X check here if included in the public housing A&O Policy  | Annual Plan: Grievance Procedures                   |
|  | Section 8 informal review and hearing procedures<br>X check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures                   |
| X  | The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                          |
|  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                          |
| X  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                          |
|  | 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                          |
|  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition             |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing          |
|  | 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           |
|  | Approved or submitted public housing home ownership programs/plans  | Annual Plan: Homeownership                          |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                          |
|  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self - Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self - Sufficiency |
|  | Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports  | Annual Plan: Community Service & Self - Sufficiency |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>         |
|  | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                        | Annual Plan: Safety and Crime Prevention |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                |
|  | Troubled PHAs: MOA/Recovery Plan  | Troubled PHAs                            |
|  | Others supporting documents (optional) (list individually; use as many lines as necessary)  | (specify as needed)                      |
|  |   |  |

## **1. Statement of Housing Needs**

[24CFR Part 903.79(a)]

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

Based upon the information contained in the Consolidated Plan/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.

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |                |                       |               |                |                       |             |                  |
|---|----------------|-----------------------|---------------|----------------|-----------------------|-------------|------------------|
| <b>Family Type</b>  | <b>Overall</b> | <b>Afford-ability</b> | <b>Supply</b> | <b>Quality</b> | <b>Access-ibility</b> | <b>Size</b> | <b>Loca-tion</b> |
| Income ≤ 30% of AMI   | 828            | 3                     | 4             | 2              | 3                     | 2           | 1                |
| Income > 30% but ≤ 50% of AMI   | 573            | 2                     | 4             | 2              | 3                     | 2           | 1                |
| Income > 50% but < 80% of AMI   | 421            | 1                     | 4             | 2              | 3                     | 2           | 1                |
| Elderly   | 762            | 2                     | 2             | 2              | 2                     | 1           | 1                |
| Families with Disabilities  | N/A            |                       |               |                |                       |             |                  |
| Race/Ethnicity White  | 1,822          |                       |               |                |                       |             |                  |
| Race/Ethnicity  | N/A            |                       |               |                |                       |             |                  |
| Race/Ethnicity  | N/A            |                       |               |                |                       |             |                  |
| Race/Ethnicity  | 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:
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- X Other housing market study  
Indicate year: 2000 Maxfield Research Study
- Other sources: (list and indicate year of information)

The Maxfield Housing Study indicates that the City of Austin’s population is forecasted to accelerate slightly in the next 5 years. The study indicates that the majority of the growth will be in production-line workers earning between 50% to 80% of the county median income, who will be eligible for subsidized housing.

### 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.** PHA 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                                       |               |                     |                 |
| X Public Housing   |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing                                   |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) |               |                     |                 |
| If used, identify which development/subjurisdiction:   |               |                     |                 |
| Twin Towers & Pickett Place  | # of families | % of total families | Annual Turnover |
| Waiting list total   | 27            |                     | 55              |
| Extremely low  | 22            | 81%                 |                 |

| <b>Housing Needs of Families on the Waiting List</b>  |    |      |  |
|---|----|------|--|
| income <= 30% AMI   |    |      |  |
| Very low income (>30% but <=50% AMI)  | 5  | 19%  |  |
| Low income (>50% but <80% AMI)  | 0  | 0%   |  |
| Families with children  |    |      |  |
| Elderly families  | 21 | 78%  |  |
| Families with Disabilities  | 6  | 22%  |  |
| Race/ethnicity White  | 27 | 100% |  |
| Race/ethnicity  |    |      |  |
| Race/ethnicity  |    |      |  |
| Race/ethnicity  |    |      |  |
| Characteristics by Bedroom Size (Public Housing Only)   |    |      |  |
| 1BR   | 27 | 100% |  |
| 2BR   |    |      |  |
| 3BR   |    |      |  |
| 4BR   |    |      |  |
| 5BR   |    |      |  |
| 5+BR  |    |      |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |    |      |  |

|  |
|--|
| <b>Housing Needs of Families on the Waiting List</b> |
|--|

### Housing NeedsofFamiliesontheWaitingList

Waitinglisttype:(selectone)

Section8tenant -basedassistance

PublicHousing

CombinedSection8andPublicHousing

PublicHousingSite-Basedorsub -jurisdictionalwaitinglist(optional)

Ifused,identifywhichdevelopment/subjurisdiction:

| ScatteredSite FamilyUnits                          | #offamilies | %oftotalfamilies | AnnualTurnover |
|--|-------------|------------------|----------------|
| Waitinglisttotal                                   | 44          |                  | 9              |
| Extremelylow income<=30%AMI                        | 20          | 45%              |                |
| Verylowincome (>30%but<=50%AMI)                    | 14          | 32%              |                |
| Lowincome (>50%but<80%AMI)                         | 10          | 23%              |                |
| Familieswith children                              | 44          | 100%             |                |
| Elderlyfamilies                                    | 0           | 0                |                |
| Familieswith Disabilities                          | 2           | 4.5%             |                |
| Race/ethnicity White                               | 38          | 86%              |                |
| Race/ethnicityBlack                                | 6           | 14%              |                |
| Race/ethnicityAsian                                | 1           | .02%             |                |
| Race/ethnicity                                     |             |                  |                |
| Characteristicsby BedroomSize (PublicHousing Only) |             |                  |                |
| 1BR  |             |                  |                |
| 2BR  | 25          | 57%              |                |
| 3BR  | 14          | 32%              |                |
| 4BR  | 5           | 11%              |                |
| 5BR  |             |                  |                |
| 5+BR   |             |                  |                |

| <b>Housing NeedsofFamiliesontheWaitingList</b>  |  |
|---|--|
| Isthewaitinglistclosed(selectone)?XNo <input type="checkbox"/> Yes  |  |
| Ifyes:<br>Howlonghas itbeenclosed(#ofmonths)?   |  |
| DoesthePHAexpectreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes   |  |
| DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif<br>generallyclosed ? <input type="checkbox"/> No <input type="checkbox"/> Yes |  |

| <b>HousingNeedsofFamiliesontheWaitingList</b>   |             |                  |                |
|---|-------------|------------------|----------------|
| Waitinglisttype:(selectone)   |             |                  |                |
| XSection8tenant -basedassistance  |             |                  |                |
| PublicHousing   |             |                  |                |
| <input type="checkbox"/> CombinedSection8and PublicHousing                                  |             |                  |                |
| <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) |             |                  |                |
| Ifused,identifywhichdevelopment/subjurisdiction:  |             |                  |                |
|   | #offamilies | %oftotalfamilies | AnnualTurnover |
| Waitinglisttotal  | 113         |                  | 69             |
| Extremelylow<br>income<=30%AMI  | 36          | 32%              |                |
| Verylowincome<br>(>30%but<=50%<br>AMI)  | 40          | 35%              |                |
| Lowincome<br>(>50%but<80%<br>AMI)   | 37          | 33%              |                |
| Familieswith<br>children  | 78          | 69%              |                |
| Elderlyfamilies   | 6           | 5%               |                |
| Familieswith<br>Disabilities  | 26          | 23%              |                |
| Race/ethnicity<br>White   | 102         | 90%              |                |

| <b>Housing Needs of Families on the Waiting List</b>  |   |    |  |
|---|---|----|--|
| Race/ethnicity Black  | 8 | 7% |  |
| Race/ethnicity Asian  | 2 | 2% |  |
| Race/ethnicity American Indian  | 1 | 1% |  |
| Characteristics by Bedroom Size (Public Housing Only)   |   |    |  |
| 1BR   |   |    |  |
| 2BR   |   |    |  |
| 3BR   |   |    |  |
| 4BR   |   |    |  |
| 5BR   |   |    |  |
| 5+BR  |   |    |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |   |    |  |
| If yes:   |   |    |  |
| How long has it been closed (# of months)?  |   |    |  |
| Does the PHA expect to open 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 type="checkbox"/> No <input type="checkbox"/> Yes |   |    |  |

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- X Other: (list below) The Austin Housing Authority examines the current family waiting list periodically to ensure extremely low income families take priority over very low income families.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- X Other: (list below) The Austin HRA's Public Housing Family Units (56) are an adequate supply for the existing waiting list.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- X Other: (list below) There are adequate elderly units available. The elderly will have to accept living with the handicapped/disabled population in our high - rises in order to maintain full occupancy and a higher average unit rental rate because most of the handicapped/disabled population have good jobs. There are minimal problems between the two populations, but most of the handicapped/disabled people have outreach workers to solve these situations.

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

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

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

Select if applicable

Not Applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

Not Applicable

- Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24CFRPart903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2001 grants)</b>   |                   |                     |
| a) Public Housing Operating Fund  | \$132,733         |                     |
| b) Public Housing Capital Fund  | \$641,809         |                     |
| c) HOPE VI Revitalization   |                   |                     |
| d) HOPE VI Demolition   |                   |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | \$426,662         |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) |                   |                     |
| g) Resident Opportunity and Self-Sufficiency Grants                                   |                   |                     |
| h) Community Development Block Grant  |                   |                     |
| i) HOME   |                   |                     |
| Other Federal Grants (list below)   |                   |                     |
|   |                   |                     |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>             |                   |                     |
|   |                   |                     |
| 2000 Capital Fund   | \$628,916         |                     |
|   |                   |                     |
| <b>3. Public Housing Dwelling Rental Income</b>                                       | \$882,235         | PH Operations       |
|   |                   |                     |
|   |                   |                     |
| <b>4. Other income (list below)</b>   |                   |                     |
| Laundry Money   | \$14,000          | PH Operations       |
| Excess Utilities  | \$4,285           | PH Operations       |
| <u>Non-Dwelling Rent</u>  | \$11,400          | PH Operations       |
| <b>4. Non-federal sources (list below)</b>  |                   |                     |
| PH Investment Income  | \$17,800          | PH Operations       |

| <b>Financial Resources:<br/>Planned Sources and Uses</b> |                   |                     |
|--|-------------------|---------------------|
| <b>Sources</b>   | <b>Planned \$</b> | <b>Planned Uses</b> |
| Section 8 Investment Income                              | \$1,800           | S8 Operations       |
|  |                   |                     |
| <b>Total resources</b>                                   | \$2,761,640       |                     |
|  |                   |                     |
|  |                   |                     |

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

[24CFR Part 903.7 9(c)]

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

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

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

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

- When families are within a certain number of being offered a unit: (60 days)  
As soon as a unit is available, background checks are done, eligibility is verified and if everything is OK the unit is offered.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

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

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

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

**(2) Waiting List Organization**

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

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

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

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

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

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

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

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

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

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

**(3) Assignment**

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

- One
- Two

Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

Yes X 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 transfer take precedence over new admissions? (list below)

X Emergencies

X Overhoused

X Underhoused

X Medical justification

X Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. X 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:

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

X Victims of domestic violence

X Substandard housing

X 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- X Not applicable: the pool of applicant families ensure 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)

- X The PHA -resident lease  
X The PHA's Admissions and (Continued) Occupancy policy  
X PHA briefing seminars or written materials  
 Other source (list)

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site -based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and development targeted below)

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

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

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

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

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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)

X Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHA 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 tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

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

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

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

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

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

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

**(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 - Family Units Only
- 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:

The Austin HRA will give two 30 -day extensions due to unavailability of units.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 DateandTime

FormerFederalpreferences

- 2 InvoluntaryDisplacement(Disaster,Government Action,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 2 Victimsofdomesticviolence
- 2 Substandardhousing
- 2 Homelessness
- Highrentburden

Otherpreferences(selectallthata pply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentstholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlynineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwithethequalpreference status,howare applicantsselected?(selectone)

- X Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkinthe jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencetoincometargetingrequirements:(sel ectone)

- ThePHAappliespreferenceswithinincometierys
- X Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

**(5)SpecialPurposeSection8AssistancePrograms**

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

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

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

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

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

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent determination:

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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below) Whenever there is a change of income and/or 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 flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant -Based Assistance**

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

## **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- X 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)

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

**(2) Minimum Rent**

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

- \$0
- X \$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**

[24CFR Part 903.79(e)]

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

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- X An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

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

| Program Name  | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing  | 361  | 60                |
| Section 8 Vouchers  | 177  | 72                |
| Section 8 Certificates  | N/A  | N/A               |
| Section 8 Mod Rehab   | N/A  | N/A               |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A  | N/A               |
| Public Housing Drug Elimination Program (PHDEP)                     | N/A  | N/A               |
|   |  |                   |
| Other Federal Programs (list individually)                          | N/A  | N/A               |
|   |  |                   |
|   |  |                   |

### C. Management and Maintenance Policies

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

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

- Admissions And Continued Occupancy Policy
- Personnel Policy
- Procurement Policy
- Maintenance Plan including Schedule of Maintenance Charges and Prevention and Eradication of Pest Infestation

(2)Section8Management:(listbelow)

- Section8AdministrationPolicy

## **6. PHAGrievanceProcedures**

[24CFRPart903.79(f)]

Exemptionsfromcompon ent6:HighperformingPHAsarenotrequiredtocompletecomponent6.  
Section8 -OnlyPHAsareexemptfromsub -component6A.

### **A. PublicHousing**

1.  YesXNo:Has thePHAestablishedanywrittengrievanceproceduresin additiontofederalr equirementsfoundat24CFRPart966, SubpartB,forresidentsofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldresidentSORapplicantstopublichousingcontactto initiate thePHAgrievanceprocess?( selectallthatapply)

- X PHAmainadministrativeoffice  
 PHAdevelopmentmanagementoffices  
 Other(listbelow)

### **B.Section8Tenant -BasedAssistance**

1.  YesXNo:Has thePHAestablishedinformalrev iewproceduresforapplicants totheSection8tenant -basedassistanceprogramandinformal hearingproceduresforfamiliesassistedbytheSection8tenant - basedassistanceprograminadditiontofederalrequirements foundat24CFR982?

Ifyes,listad ditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldapplicantSORassistedfamiliescontacttoinitiatethe informreviewandinformalhearingprocesses?(selectallthatapply)

- X PHAmainadministrativeoffice  
 Other(l istbelow)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

#### **(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. X 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)

-or-

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

## **B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plans 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 HOPEVI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.79(h)]

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

1.  Yes XNo: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof 1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,completeoneactivitydescription foreachdevelopment.)

2.ActivityDescription

Yes  No: HasthePHAprovidedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,com pletetheActivity Descriptiontablebelow.)

| <b>Demolition/DispositionActivityDescription</b>  |  |
|---|--|
| 1a.Developmentname:   |  |
| 1b.Development(project)number:  |  |
| 2.Activitytype:Demolition <input type="checkbox"/><br>Disposition <input type="checkbox"/>  |  |
| 3.Applicationstatus(select one)<br>Approved <input type="checkbox"/><br>Submitted,pendingapproval <input type="checkbox"/><br>Plannedapplication <input type="checkbox"/> |  |
| 4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)  |  |
| 5.Numberofunitsaffected:  |  |
| 6. Coverageofaction(selectone)<br><input type="checkbox"/> Partofthedevelopment<br><input type="checkbox"/> Totaldevelopment  |  |
| 7.Timelineforactivity:<br>a.Actualorprojectedstartdateofactivity:<br>b.Projectendddateofactivity:   |  |

**9. DesignationofPublicHousing forOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities**

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1.  YesXNo: HasthePHAdesignatedorappliedforapprovaltodesignateor doesthePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities,orbyelderlyfamiliesandfamilies withdisabilities orwillapplyfordesignationforoccupancybyonlyelderly

families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

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

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

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24 CFR Part 903.79(j)]

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

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act**

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

2. Activity Description

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

| <b>Conversion of Public Housing Activity Description</b>   |  |
|--|--|
| 1a. Development name:  |  |
| 1b. Development (project) number:  |  |
| 2. What is the status of the required assessment?  |  |
| <input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><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<br><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><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: )<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )<br><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent<br><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units |  |

Other: (describe below)

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

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

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

[24CFR Part 903.79(k)]

**A. Public Housing**

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

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

|   |
|---|
| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b> |
| 1a. Development name:   |
| 1b. Development (project) number:   |

|   |
|---|
| <p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPEI</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>        |
| <p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p> |
| <p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>  |
| <p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>  |

## B. Section 8 Tenant Based Assistance

1. X 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: See Attachment No. 7

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

X 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**

[24CFR Part 903.79(1)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was assigned? DD/MM/YY

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

- X Client referrals
- X 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)

- X Public housing rent determination policies
- X Public housing admissions policies
- X Section 8 admissions policies
- X 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 home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)  
See attachment #7 Home - Ownership Policy

b. Economic and Social self-sufficiency programs

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

| Services and Programs   |                |   |   |  |
|---|----------------|---|---|--|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office/ PHA main office/ other provider name) | Eligibility (public housing or section 8 participants or both) |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |
|   |                |   |   |  |

**(2) Family Self Sufficiency program/s**

a. Participation Description

| Family Self Sufficiency (FSS) Participation |   |   |
|---|---|---|
| Program                                     | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing                              |   |   |

|           |  |  |
|-----------|--|--|
| Section 8 |  |  |
|-----------|--|--|

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 plan to take to achieve at least the minimum program size?  
 If no, list steps the PHA will take below w:

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

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

**13. PHA Safety and Crime Prevention Measures**

[24CFR Part 903.79(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 PH DEPP plan with this PHA Plan may skip to sub component D.

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

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

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

The Austin HRA has been extremely fortunate in that we have not had any problems with violent crimes, drug related issues or any issues that threaten the safety of our residents .

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

Based on our history of no crime -related issues, there is no need to institute a formal action Plan to improve the safety of our residents.

3. Which developments are most affected? (list below)  
None

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

1. List the crime prevention activities the PHA has undertaken or plan 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
- X Other (describe below)  
None -based on no evidence of need

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

None

### C. Coordination between PHA and the police

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

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

X Other activities (list below)

Based on our history of no crime -related issues, there is no formal crime and drug prevention plan between police and HRA.

The Austin HRA and the Austin Police Department do have an excellent working relationship and we will continue to work together to continue our crime-free housing.

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

None

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

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes X No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes X No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes X No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

## 14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

## 15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

## 16. Fiscal Audit

[24CFRPart903.79(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

[24CFRPart903.79(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**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

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

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

Attached as Attachment (Filename)

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:

X Other: (list below)

Plan was approved as presented

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other:(describe)

b. Eligible candidates:(select one)

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

c. Eligible voters:(select all that apply)

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

### C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:(provide name here) State of Minnesota

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

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X 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)

### D. Other Information Required by HUD

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

## Attachments

### Component 3.(6) Deconcentration and Income Mixing

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| <b>Deconcentration Policy for Covered Developments</b> |                        |  |   |
|--|------------------------|--|---|
| <b>Development Name :</b>                              | <b>Number of Units</b> | <b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b> | <b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b> |
|  |                        |  |   |
|  |                        |  |   |
|  |                        |  |   |
|  |                        |  |   |

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

# PHA Plan Table Library

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

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |  |         |   |                                 |
|--|---|--|---------|---|---------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b> |   |  |         |   |                                 |
| PHAName: Housing & Redevelopment Authority of Austin   |   | Grant Type and Number<br>Capital Fund Program: MN46P08550100<br>Capital Fund Program<br>Replacement Housing Factor Grant No: |         |   | Federal FY of Grant:<br>10/2000 |
| <input type="checkbox"/> Original Annual Statement   |   | <input type="checkbox"/> Reserve for Disasters/Emergencies   |         | <input type="checkbox"/> Revised Annual Statement (revision no: ) |                                 |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/01            |   | <input type="checkbox"/> Final Performance and Evaluation Report   |         |   |                                 |
| Line No.   | Summary by Development Account            | Total Estimated Cost   |         | Total Actual Cost   |                                 |
|  |   | Original   | Revised | Obligated   | Expended                        |
| 1  | Total non - CFP Funds                     |  |         |   |                                 |
| 2  | 1406 Operations                           |  |         |   |                                 |
| 3  | 1408 Management Improvements              |  |         |   |                                 |
| 4  | 1410 Administration                       | 34,000   |         | -0-   | -0-                             |
| 5  | 1411 Audit                                |  |         |   |                                 |
| 6  | 1415 Liquidated Damages                   |  |         |   |                                 |
| 7  | 1430 Fees and Costs                       | 30,000   |         | -0-   | -0-                             |
| 8  | 1440 Site Acquisition                     | 91,000   |         | -0-   | -0-                             |
| 9  | 1450 Site Improvement                     | 65,000   |         | -0-   | -0-                             |
| 10   | 1460 Dwelling Structures                  | 313,916  |         | -0-   | -0-                             |
| 11   | 1465.1 Dwelling Equipment — Nonexpendable | 50,000   |         | -0-   | -0-                             |
| 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                   | 45,000   |         | -0-   | -0-                             |

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

|  |  |                                 |
|--|--|---------------------------------|
| PHAN Name: Housing & Redevelopment Authority of Austin | Grant Type and Number<br>Capital Fund Program: MN46P08550100<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>10/2000 |
|--|--|---------------------------------|

Original Annual Statement
  Reserve for Disasters/Emergencies
  Revised Annual Statement (revision no: )
  Performance and Evaluation Report for Period Ending: 03/31/01
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |  | Total Actual Cost |     |
|----------|---|----------------------|--|-------------------|-----|
| 18       | 1498 Mod Used for Development                             |                      |  |                   |     |
| 19       | 1502 Contingency  |                      |  |                   |     |
| 20       | Amount of Annual Grant: (sum of lines 2 -19)              | 628,916              |  | -0-               | -0- |
| 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/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

| PHAName: Housing & Redevelopment Authority<br>Of Austin |  | Grant Type and Number<br>Capital Fund Program #: MN46P08550100<br>Capital Fund Program<br>Replacement Housing Factor #: |          |                      | Federal FY of Grant: 10/2000 |                    |                   |                               |
|---|--|---|----------|----------------------|------------------------------|--------------------|-------------------|-------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities        | General Description of Major Work<br>Categories                                | Dev. Acct No.   | Quantity | Total Estimated Cost |                              | Total Actual Cost  |                   | Status of<br>Proposed<br>Work |
|   |  |   |          | Original             | Revised                      | Funds<br>Obligated | Funds<br>Expended |                               |
| HA/Wide   | Administration   | 1410  |          | 34,000               |                              | -0-                | -0-               |                               |
| HA/Wide   | Architect  | 1430  |          | 30,000               |                              | -0-                | -0-               |                               |
| TWINTOWERS  |  |   |          |                      |                              |                    |                   |                               |
| MN085-1   | Purchase Property for tenant parking   | 1440  |          | 91,000               |                              | -0-                | -0-               |                               |
| MN085-1   | Develop Site for tenant parking  | 1450  |          | 65,000               |                              | -0-                | -0-               |                               |
| MN085-1   | Relocation Costs for parking lot   | 1495  |          | 45,000               |                              | -0-                | -0-               |                               |
| Pickett Place   |  |   |          |                      |                              |                    |                   |                               |
| MN085-3   | Remortar joints and tuck point building<br>(representson -half of the project) | 1460  |          | 313,916              |                              | -0-                | -0-               |                               |
| MN085-3   | Replace refrigerators in all units   | 1465  | 100      | 50,000               |                              | -0-                | -0-               |                               |
| TOTAL:  |  |   |          | 628,916              |                              |                    |                   |                               |



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

|  |  |                                 |
|--|--|---------------------------------|
| PHAName: Housing & Redevelopment Authority of Austin | Grant Type and Number<br>Capital Fund Program: MN46P08550101<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>10/2001 |
|--|--|---------------------------------|

Original Annual Statement  
 Performance and Evaluation Report for Period Ending:
  Reserve for Disasters/Emergencies
  Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account                      | Total Estimated Cost |         | Total Actual Cost |          |
|----------|---|----------------------|---------|-------------------|----------|
|          |   | Original             | Revised | Obligated         | Expended |
| 1        | Total non -CFP Funds                                |                      |         |                   |          |
| 2        | 1406 Operations                                     |                      |         |                   |          |
| 3        | 1408 Management Improvements                        |                      |         |                   |          |
| 4        | 1410 Administration                                 | 35,000               |         | -0-               | -0-      |
| 5        | 1411 Audit  |                      |         |                   |          |
| 6        | 1415 Liquidated Damages                             |                      |         |                   |          |
| 7        | 1430 Fees and Costs                                 | 30,000               |         | -0-               | -0-      |
| 8        | 1440 Site Acquisition                               |                      |         |                   |          |
| 9        | 1450 Site Improvement                               | 75,000               |         | -0-               | -0-      |
| 10       | 1460 Dwelling Structures                            | 426,809              |         | -0-               | -0-      |
| 11       | 1465.1 Dwelling Equipment — Nonexpendable           | 75,000               |         | -0-               | -0-      |
| 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)        | 641,809              |         | -0-               | -0-      |
| 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               |                      |         |                   |          |

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

|  |   |  |
|--|---|--|
| PHAName: Housing & Redevelopment Authority of Austin | <b>Grant Type and Number</b><br>Capital Fund Program: MN46P08550101<br>Capital Fund Program<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br>10/2001 |
|--|---|--|

Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |  | Total Actual Cost |  |
|----------|---|----------------------|--|-------------------|--|
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |  |                   |  |







## 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          |
| MN085-1  | Twin Towers                             |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   |                     | Estimated Cost                      |
|  |   |                     | Planned Start Date (HA Fiscal Year) |
| Refurbish building exterior  |   |                     | 94,916                              |
| Refurbish caretaker unit   |   |                     | 20,000                              |
| Shut-off valves in dwelling unit bathrooms                             |   |                     | 25,000                              |
| Up-date community room   |   |                     | 49,916                              |
| Replace unit kitchen and bathroom floors                               |   |                     | 125,000                             |
| Refinish kitchen cupboards in 204 units                                |   |                     | 60,000                              |
| Window Replacement   |   |                     | 118,916                             |
| Landscaping - Retaining walls  |   |                     | 50,000                              |
| Roof repair (3 buildings)  |   |                     | 150,000                             |
| Security System Office & Common Hallways                               |   |                     | 75,000                              |
| Totalestimatedcostovernext5years                                       |   |                     | 768,748                             |

## 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 |                                     |
| MN085-2  | Scattered Site Family Units             |                     |                            |                                     |
| Description of Needed Physical Improvements or Management Improvements |   |                     | Estimated Cost             | Planned Start Date (HA Fiscal Year) |
| Renovation of 8 units  |   |                     | 464,000                    | 2002                                |
| Renovation of 8 units  |   |                     | 464,000                    | 2003                                |
| <b>Totalestimatedcostovernext5years</b>                                |   |                     | <b>928,000</b>             |                                     |



## **ATTACHMENT NO. 1**

### **AUSTIN TRADE CONCENTRATION POLICY**

The AUSTIN Housing Authority's family housing is spread throughout the city so concentration of anyone -income group is not applicable. In the two senior high rise the population of the building is dictated by income limits. Despite the differences in the two income limits for the two buildings, in 2000 the typical rents for both of the buildings were within \$1.00 of each other.

Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of our developments, the income level of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

### **DECONCENTRATION INCENTIVES**

The AUSTIN Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

## ATTACHMENT NO. 2

### PH COMMUNITY SERVICES REQUIREMENTS POLICY

Each adult resident, other than an exempt individual, must perform 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month. These activities can be combined.

Failure to comply with the community service or economic self-sufficiency policy is cause for non-renewal of the lease at the end of the twelve-month lease term.

The HRA will provide information to residents on organizations that can assist in placement to meet the community service requirements.

The HRA will evaluate which residents are required to participate and those that are exempt during the re-examination interview. Residents will be required to request a change in status from exempt to non-exempt as need arises.

The resident must supply documentation to the organization and contact person who can verify compliance within 30 days of the determination to comply. The HRA will document by means of a third party verification form for actual performance.

If the HRA determines that there is a family member who is required to fulfill a service requirement, but who has violated this family obligation (non-compliant residents), the HRA will notify the resident of this determination. The HRA notice to the resident will briefly describe the non-compliance and provide an opportunity for correction.

1. The administrative steps taken to implement the Community Service Requirement:

- Change the public housing lease
- Written description of the service requirement
- Written notification to tenants
- HRA of Austin does have a cooperative agreement with the local TANF agency
- The HRA of Austin administers the program

2. The programmatic aspects of the requirement:

- Residents may be required to do the following:
  1. Enroll with the local job service agency and provide proof to the HRA of Austin of such enrollment
  2. Work at the meal site of the Public Housing high - rises
  3. Yard work on the grounds of the Public Housing high - rises
  4. Cleaning in the common areas of the Public Housing high - rises
- At this time there are no partner agencies

## **ATTACHMENT NO. 3**

### **AUSTIN HRAPET POLICY**

The AUSTIN HRAPet Policy includes, but is not limited to the following items:

- 1.) Allow pets in family units and elderly developments.
- 2.) One permitted pet per unit.
- 3.) PHA's right to exclude dangerous animals.
- 4.) Pet Deposit.
- 5.) Tenants responsible for disposal of pet waste.
- 6.) Licensing, inoculation, spaying, neutering and declawing requirements.
- 7.) Pet permit listing alternate pet custodians and tenants acknowledgement and understanding of rules and regulations.

## ATTACHMENT NO. 4

### STATEMENT ON 5 - YEAR PLAN MISSION & GOALS

The AUSTIN HRA continues to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing.

1. The AUSTIN HRA continues to be a high performing agency.
2. Completed renovation of 40 of our 56 Public Housing Scattered Sites.
3. Implemented voucher homeownership program.

HUD STRATEGIC GOAL: Improve community quality of life and economic vitality.

1. Operating transitional housing for battered women.
2. Continued work on the creation of housing for factory workers.
3. Successful completion of housing for the city due to expanding employment base. The Murphy Creek project is up and running with 88 rental townhomes completed and rented. The second phase of 43 single -family for -sale homes will start in the summer of 2002.
4. Completion of 81 Unit Fair -Market Rate Housing.
5. Operation of successful city -wide housing rehabilitation program.
6. Provide "first -time" homeownership program with local lending institutions.
7. Removal of hazardous and commercial structures and replace with affordable for -sale housing.

HUD STRATEGIC GOAL: Promote self -sufficiency and asset development of families and individuals.

1. Currently researching providing supportive services to increase tenant independence in our two elderly complexes. These services would enable existing tenants to stay in their unit longer and the added services would attract new tenants. We continue to provide

hot meals, senior advocacy and the public bus transportation system.

## **ATTACHMENT NO. 5**

### **AUSTIN HR RESIDENT ADVISORY BOARD**

The AUSTIN HR Resident Advisory Board is made up of the resident council of four facilities. Residents are notified that the purpose of the Resident Advisory Board is to voice to the PHA, any concerns or issues and any needed improvements. This communication assists the PHA in meeting the needs of the residents. The PHA and Resident Advisory Board meet during the development process of the annual plan to ensure all concerns and needs are being met.

## **ATTACHMENT NO. 6**

### **RESIDENT MEMBER OF GOVERNING BOARD**

At the current time, the Austin PHA does not have a resident member of our governing board. The Austin PHA sent written notification of the board member position with no response received. Austin PHA staff members personally contacted several residents to try to gain a resident on the governing board, but we were unable to get anyone to be on the board.

The Austin PHA staff will continue efforts to get a board member for the next annual planning process.

## **ATTACHMENTNO.7**

### **SECTION8HOME -OWNERSHIPPROGRAM**

TheAUSTINHRASection8Home -OwnershipProgramincludesthe following:

- OnSection8foraminimumofoneyear
- Creditapprovedbylender
- AttendHomeStretchProgram
- HomemeetsHQS
- Independentinspectionofthehome
- Allocationmethod  
WaitingList
- Ceilingof10

**ATTACHMENTNO.8**

**AustinH.R.A. -OrganizationalChart**

|   |  |  |
|---|--|--|
| <b>DirectorofComm.Dev.</b>                            |  |  |
| <b>Directorof<br/>Public<br/>Housing</b>              | <b>TwinTowers&amp;<br/>PickettPlace<br/>Caretakers</b> | <b>TwinTowers&amp;<br/>PickettPlace<br/>Janitors</b> |
| <b>Executive<br/>Director</b>                         | <b>Accountant</b>                                      |  |
| <b>ScatteredSite<br/>Managerand<br/>Section8Spec.</b> | <b>ScatteredSite<br/>Caretaker</b>                     |  |
| <b>Section8<br/>Specialist</b>                        |  |  |
| <b>MarketRate<br/>Hsg.Managers</b>                    | <b>MarketRate<br/>Hsg.Janitor</b>                      |  |