

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Austin

PHA Number: TX001

PHA Fiscal Year Beginning: (04/01/2002)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

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

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

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:

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

?? **Increase the number of new or rehabilitated affordable units (Public and Private) by 200 units in the next two years.**

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program: **FY 2005/2006**
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

***Continue services of the Austin Police Department Substation at Rosewood Courts (TX-02).**

***Continue to make security related lighting and fencing improvements.**

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
- ?? **Provide FSS escrow accounts for families who have committed to become free of public assistance within 3-5 years.**
- ?? **Provide home buying, credit counseling and job retention services for families who wish to improve their economic situations**
- ?? **Increase, by 5%, the number of residents who are employed at self-sustaining wages**
- ?? **Increase meaningful partnerships to maximize available community resources for our residents**
- ?? **Increase the motivation of the residents to become self-sufficient**
- ?? **Improve the residents chances of becoming self-sustaining and successful home owners**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

Other PHA Goals and Objectives: (list below)

- ?? Retain 80% of high quality employees. (Those who score all 3's or above on all functional areas of their performance evaluation.)**
- ?? Increase net cash flow by \$2 million in the next two years.**
- ?? Improve physical conditions of all properties by establishing and employing a preventive maintenance and inspection schedule with emphasis on meeting the Uniform Physical Conditions Standards.**
- ?? Create a safe workplace by enhancing the current safety program to be administered by a Safety Coordinator.**
- ?? Oversee the enforcement of a water performance contract through the creation of an energy conservation program coordinator staff position.**
- ?? Promote self-sufficiency and asset development of families and individuals.**
- ?? Improve school dropout rates among public housing youth by establishing partnerships with local dropout prevention efforts.**

Annual PHA Plan
PHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Introduction:

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

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

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

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

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

The Housing Authority of the City of Austin, TX (HACA) is a successful business that uses public/private partnerships to create and maintain enough safe, attractive, affordable housing to meet the demand. Residents meaningfully participate in improving their community and reaching self-sufficiency. HACA takes leadership on behalf of its constituents and is recognized for its responsiveness, open communication, creative planning and actions, and its overall integrity.

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

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

The Board of Commissioners and staff updated the mission statement:

The Housing

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

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

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

?? Statement of Financial Resources Available to the Agency to Serve the Community:

- A. Section 8 Reserve is available as a limited resource that could be used to leverage other financial opportunities.
 - B. Utility conservation programs to generate additional resources. Possibly buy and sell electricity.
 - C. Local, State and Federal Grants.
 - D. Respond to RFP's that HACA can provide services for.
 - E. Tax credits to build affordable housing to produce additional resources.
 - F. Issue Bonds to build or purchase existing multifamily housing to produce additional resources.
 - G. Bank Loans to build or purchase existing multifamily housing to produce additional resources.
 - H. Evaluate existing inventory for under utilization and what other opportunities may exist for that property or properties.
- ?? The HACA certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The HACA has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of HACA's Agency Plan to HUD on January 15, 2002.
- ?? The HACA has developed a very effective Asset Management plan to maintain its properties and manage operations through the proper direction of the following Annual Plan components:

Financial Resources

Operations and Management

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1-3
ii. Table of Contents	3-6
1. Housing Needs	6-12
2. Financial Resources	12-13
3. Policies on Eligibility, Selection and Admissions	13-22
4. Rent Determination Policies	22-26
5. Operations and Management Policies	26-28
6. Grievance Procedures	28
7. Capital Improvement Needs	29-42
8. Demolition and Disposition	42-43
9. Designation of Housing	43-44
10. Conversions of Public Housing	44-46
11. Homeownership	46-47
12. Community Service Programs	48-52
13. Crime and Safety	52-54
14. Pets (Inactive for January 1 PHAs)	54-56
15. Civil Rights Certifications (included with PHA Plan Certifications)	57
16. Audit	57
17. Asset Management	57
18. Other Information	58-101

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (**Attachment B**)
- FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (**Attachment A**)
- FY 2002 Capital Fund Program 5 Year Action Plan
- FY 2002 Public Housing Drug Elimination Program (PHDEP) Plan (**Attachment C**)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- ?? PHA Assessment of Voluntary Conversion of Developments to Tenant Based Assistance-Component (10 B) (**Attachment D**)
- ?? Community Services Requirements (**Attachment E**)
- ?? Resident Membership of the PHA Governing Board (**Attachment F**)
- ?? Follow-Up Plan to Resident Assessment Satisfaction Survey (**Attachment G**)
- ?? Certification by Local Office PHA Plans consistency with the Consolidated Plan (**Attachment H**)
- ?? PHA Certification of Compliance with PHA Plan and related Regulations (**Attachment I**)
- ?? Progress Report for the 2001-2005 Five-Year Plan (**Attachment J**)
- ?? Acceptance of HUD issued vouchers; Due to Displacement, Relocation and Acquisition (**Attachment K**)
- ?? Criteria of Substantial Deviation and Significant Amendments (**Attachment L**)
- ?? Comprehensive Grant Program and Capital Fund Program Performance & Evaluation Reports (1999, 2000, and 2001) (**Attachment M**)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	23,708	5	5	5	5	5	5
Income >30% but <=50% of AMI	18,058	5	5	5	5	5	5
Income >50% but <80% of AMI	25,266	5	5	5	5	5	5
Elderly	4,849	5	5	5	5	5	5
Families with Disabilities	N/A	5	5	5	5	5	5
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2001-2006**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
1990
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families		% of total families		Annual Turnover (04/01/00-3/31/01)	
	CV	S8	CV	S8	CV	S8
Waiting list total	2,290	3,095			1,548	2,186
Extremely low income <=30% AMI	2,073	2,658	90.5	85.9		
Very low income (>30% but <=50% AMI)	196	397	8.6	12.8		
Low income (>50% but <80% AMI)	21	36	.9	1.2		
Families with children	1635	2,383	71.4	77		
Elderly families	48	46	2.1	1.5		
Families with Disabilities	92	173	4.0	5.6		
Race/ethnicity						
White/Hispanic	972	1,216	42.45	39.29		
Black/Hispanic	15	31	.66	1.00		
Asian / Hispanic	31	37	1.35	1.20		
American Indian/Hispanic	1	1	.04	.03		
White/Non-Hispanic	340	395	14.85	12.76		
Black/Non-Hispanic	899	1384	39.26	44.72		
Asian/Non-Hispanic	14	14	.61	.45		
American Indian/ Non-Hispanic	18	17	.79	.55		
Characteristics by						

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Bedroom Size (CV)					
1BR	691		30.2		
2 BR	1241		54.2		
3 BR	321		14		
4 BR	37		1.6		

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Will market in accordance with family outreach portions of the Housing Occupancy Manual and the Section 8 Administrative Plan (Section A.1 Ongoing Outreach)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$5,181,976	
b) Public Housing Capital Fund	\$3,222,319	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$28,538,587	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$867,335	Security personnel, physical improvements to enhance security, drug prevention programs.
g) Resident Opportunity and Self-Sufficiency Grants	\$813,975	Service coordination for elderly and disabled; adult education, employment programs and services to foster self-sufficiency
h) Community Development Block Grant		
i) HOME		Tenant Based Rental Assistance Program
Other Federal Grants (list below)		
Safe and Drug Free Schools and Communities	\$6,049	Resident services at two developments
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Shelter Plus Care	\$276,600	Rental Assistance to hard to serve homeless persons with disabilities
3. Public Housing Dwelling Rental Income	\$2,696,040	Operations
4. Other income (list below)		
Interest Income	\$120,000	Operations
Other Income	\$165,462	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Section 8 Contract Administration Excess Revenue	\$4,921,878	
4. Non-federal sources (list below)		
Total resources	\$46,810,221	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: **(20-25 on waitlist)**
- 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) **Family Composition**

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

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

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

On Occasion

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) **Brochures, Tenant Handbook and Tenant Calendar**

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

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

(6) Deconcentration and Income Mixing

a. Yes No: 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:

Deconcentration Policy for Covered Developments

Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
TX001010	144	The covered development's location and configuration promotes income deconcentration.	
TX001017	50	The covered development's size, location and configuration promotes income deconcentration.	
TX001019	33	The covered development will have an enhanced emphasis with regards to the self-sufficiency program.	
TX001020	90	The covered development will have an enhanced emphasis with regards to the self-sufficiency program.	
TX001022	48	The covered development will have an enhanced emphasis with regards to the self-sufficiency program.	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

HACA may provide to the owner, the family's current address and prior addresses as shown on HACA's records and the name and address if known, of the landlord at the family's current address and last prior address. Such request must be made in writing.

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program **Welfare to Work**

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:

Requests are evaluated on a case by case basis and must be made no later than 10 days after the expiration of the certificate or voucher. A request for an extension must be accompanied by a list of no less than five (5) verifiable contacts made by the family either by telephone or in person to owners or agents and an updated income verification. HACA will review the family and the efforts made by the family during the search. If HACA believes that there is a

reasonable possibility that the family can with additional time, find a suitable unit, an extension may be granted.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) **Elderly/Disabled and Welfare to Work Eligible Families. Also, in the event of a natural disaster, the Housing Authority will accept HUD issued vouchers to those displaced families.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 **Welfare to Work Eligible**

2 **Elderly/disabled and involuntary displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

(select all that apply)

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

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

- Through published notices
- Other (list below)

Direct notification to area agencies, direct mail to waitlist applicants.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

Minimum of 10% annual income, 30% adjusted income, or fixed flat rent

Family Choice of Rental Payment. Residents may choose a flat rent or income based rent, a minimum of 10% annual income or thirty (30) percent of their adjusted income. If a family chooses a flat rent but becomes unable to pay the flat rent during the period for which such election was made because of financial hardship as determined by HACA, HACA will allow the resident to begin paying income based rent on the first (1st) day of the month following proper notification. Residents who choose the flat rent will have their income reviewed every (12) months, coinciding with their annual re-certification, at which time the family may make another election without a showing of financial hardship.

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

- For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

Child support payments up to \$480 annually, per child, by any member of the family for the support and maintenance of any child who does not reside in the household.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No, **Flat Rents for all developments**

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

Anytime a family experiences an income increase or decrease.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Incorporated in the Section 8 Administrative Plan

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(ATTACHMENT A)**
- 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	1927	450
Section 8 Vouchers	3,945	360
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	700 Welfare to Work Vouchers	
Public Housing Drug Elimination Program (PHDEP)	1,927 families	N/A
ROSS Program	250 families	N/A
Other Federal Programs(list individually)		

Safe and Drug Free Schools and Communities	238 families	N/A
Section 8 Family Self-Sufficiency Program	75 families (27 mandatory)	10 families
Voluntary Family Self-Sufficiency Program	50 families	10 families

C. Management and Maintenance Policies

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

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

Housing Occupancy Manual

Maintenance Policies and Procedures

Housing Operations Standard Operating Procedures (SOP) Manual

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

Component 7

FY 2002 Annual Plan Page 30
(tx001v02)

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

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **TX59-P001-50102** FFY of Grant Approval: (2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$230,000
4	1410 Administration	\$300,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$75,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$795,000
10	1460 Dwelling Structures	\$1,295,000
11	1465.1 Dwelling Equipment-Nonexpendable	\$60,000
12	1470 Non-dwelling Structures	\$295,000
13	1475 Non-dwelling Equipment	\$147,319
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	\$25,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$3,222,319
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$75,000
23	Amount of line 20 Related to Security	\$95,000
24	Amount of line 20 Related to Energy Conservation Measures	\$150,000

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA	Operating	1406	
	Administration	1410	300,000
	Management Improvements	1408	
	Management Information System		60,000
	Enhance P& D Operations		10,000
	Enhance Maintenance Operations		10,000
	Resident Initiatives		100,000
	Security & Drug Elimination		50,000
	Fees & Costs	1430	100,000
	HA Wide	Tree Trimming/Removal, Stump Removal, & New Tree Planting	1450
Sidewalk Repairs & Improvements		1450	10,000
Parking Area & Drive Improvement		1450	20,000
Guttering & Drainage Improvements		1450	20,000
Playground Equipment & Upgrades		1450	10,000
ADA Improvements		1450	20,000
Fire Protection & Annual Hydrant Testing		1450	15,000
Appliances		1465	60,000
Relocation Costs		1495	25,000
Non-Dwelling Structures		Office Renovations & ADA	1470
Non-Dwelling Equipment	Agency Vehicles	1475	87,319
TX-1 Chalmers	Interior Renovations (Phase II)	1460	250,000
	Benches & Refuse Cans	1450	15,000
TX-2 Rosewood	Interior Renovations (Phase II)	1460	175,000
	Common Area Improvements	1450	15,000
TX-3 Santa Rita	Exterior Paint & Water Heater Closets/Doors	1460	100,000
	Interior Renovations (Phase I)	1460	200,000

	Replace Water Heaters	1475	15,000
TX-4 Meadowbrook	Exterior Repairs/Paint & Entry Mods	1460	175,000
	De-Master Property	1460	15,000
TX-5 BTW	Roofing Replacements (Phase I)	1460	40,000
	Erosion/Drainage Improvements (Phase II)	1450	75,000
TX-7 Lakeside	Paint Interior Walls/Shower Repairs	1460	20,000
	Community Center Upgrades	1450	20,000
	Power Wash & Clean Exterior	1450	55,000
TX-8 Salina	Interior Renovations (Phase II)	1460	75,000
TX-9 Gaston Place	Interior Renovations (Phase II)	1460	150,000
TX-11 Thurmond Heights	Siding Repairs & Exterior Paint	1450	25,000
	Office Renovations	1470	75,000
TX-12 Georgian Manor	Mechanical Closet Code Upgrades	1460	20,000
	Fencing	1450	25,000
TX-13 Goodrich	Administrative Services Office	1470	20,000
TX-15 North Loop	Ventilation Improvements	1460	50,000
	Security Card Access	1450	25,000
TX-16 Northgate	Replace Water Heaters	1475	15,000
	Gutters & Drainage Improvements	1450	40,000
TX-17 Shadowbend	Exterior Repairs & Paint	1450	90,000
TX-18 Manchaca II	Gutters & Drainage Improvements	1450	25,000
TX-19 Manchaca Village	Playground Improvements	1450	15,000
	Guttering, Drainage & Landscaping	1450	50,000
TX-20 Rio Lado	Drainage Improvements	1450	30,000
	Foundation, Sidewalks & Stair Repairs	1450	50,000
TX-22 Coronado Hills	Playground Improvements	1450	25,000
	Exterior Repairs & Paint	1450	80,000

TX-27 Scattered Sites	Fencing Repairs	1450	5,000
	Exterior Paint	1450	10,000
TOTAL (Based upon previous year's allocation) \$3,222,319			

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	9/30/2003	3/31/2004
1408	9/30/2003	3/31/2004
1410	9/30/2003	3/31/2004
1430	9/30/2003	3/31/2004
1450	9/30/2003	3/30/2004
1460	9/30/2003	3/31/2004
1465	9/30/2003	3/31/2004
1470	9/30/2003	3/31/2004
1475	9/30/2003	3/31/2004
1495	9/30/2003	3/31/2004

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-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)

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
	HA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
Total of FFY 2002			630,000
Administration			300,000
Management Improvements			
Management Information Systems			60,000
Enhance P&D Operations			10,000
Enhance Maintenance Operations			10,000
Resident Initiatives			100,000
Security & Drug Elimination			50,000
Fees & Costs			100,000
Total estimated cost over next 5 years			3,150,000

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
Total of FFY 2002			245,000
Tree Trimming Removal			65,000
Sidewalk Repairs			10,000
Parking Area and Drive Improvements			20,000
Guttering & Drainage Improvements			20,000
Playground Equipment & Upgrades			10,000
ADA Improvements			20,000
Fire Protection & Annual Hydrant Testing			15,000
Appliances			60,000
Relocation Costs			25,000
Termite Treatment			100,000
Total estimated cost over next 5 years			1,325,000

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-01	Chalmers Courts		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2002			265,000
Interior Renovations (Phase III)			325,000
Community Center Upgrades			25,000
Common Area Improvements/Play Areas			75,000
Total estimated cost over next 5 years			690,000
			Planned Start Date (HA Fiscal Year)
			FFY 2003
			FFY 2004
			FFY 2006

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-02	Rosewood Courts		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2002			190,000
Common Area Improvements (Sport Court, Walkways, Access)			50,000
Renovate Storage Rooms			20,000
Parking Lot Repair/Resurfacing			40,000
Roofs			125,000
Dwelling Building Exterior Lights			50,000
Total estimated cost over next 5 years			475,000
			Planned Start Date (HA Fiscal Year)
			FFY 2003
			FFY 2004
			FFY 2004
			FFY 2005
			FFY 2006

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-03	Santa Rita		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2002			315,000
Roof Replacements (Phase I)			65,000
Interior Renovations (Phase II)			150,000
Sidewalk Repairs at Unit Entries			20,000
Erosion & Drainage			75,000
Community Center Upgrades			20,000
			Planned Start Date (HA Fiscal Year)
			FFY 2003
			FFY 2003
			FFY 2004
			FFY 2004
			FFY 2005

Playground Improvements	25,000	FFY 2006
Roof Replacements (Phase II)	65,000	FFY 2006
Total estimated cost over next 5 years	735,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-04	Meadowbrook		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		190,000	
Interior Renovations (Phase I)		250,000	FFY 2003
Interior Renovations (Phase II)		325,000	FFY 2004
Day Care Improvements (A/C)		35,000	FFY 2004
Family Learning Center Improvements		15,000	FFY 2005
Roofs		100,000	FFY 2006
Total estimated cost over next 5 years		915,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-05	Booker T. Washington		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		115,000	
Roof Replacements (Phase I)		100,000	FFY 2003
Parking and Driveway Improvements		40,000	FFY 2003
Foundation Work		30,000	FFY 2004
Exterior Paint		200,000	FFY 2004
Interior Renovations (Phase I)		500,000	FFY 2005
Roof Replacements (Phase II)		150,000	FFY 2005
CD Building Improvements		97,319	FFY 2006
Total estimated cost over next 5 years		1,232,319	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-07	Lakeside		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		95,000	
Kitchen & Bath Renovations (Phase I)		100,000	FFY 2003
Common Area and Lobby Improvements		25,000	FFY 2003
Air Conditioning System		475,000	FFY 2003
Kitchen & Bath Renovations (Phase II)		100,000	FFY 2004

Community Room and Kitchen Upgrades	20,000	FFY 2004
Fire Alarm System Upgrade	100,000	FFY 2004
Kitchen & Bath Renovations (Phase III)	100,000	FFY 2005
Trash System Upgrade	25,000	FFY 2005
Parking and Drive Improvements	40,000	FFY 2005
Elevator Upgrades	15,000	FFY 2006
New Screen Doors on Units	25,000	FFY 2006
Total estimated cost over next 5 years	1,120,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-08	Salina		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		75,000	
Interior Renovations (Phase II)		100,000	FFY 2003
Drainage Improvements		10,000	FFY 2003
Landscaping, Ground Improvements		15,000	FFY 2003
Interior Renovations (Phase III)		100,000	FFY 2004
Parking and Drive Improvements		20,000	FFY 2005
A/C Replacements		30,000	FFY 2005
Roof Replacement		60,000	FFY 2006
Total estimated cost over next 5 years		410,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-09	Gaston Place		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		150,000	
A/C Replacements		50,000	FFY 2003
Walkways, Entry & Screen Doors		50,000	FFY 2004
Roof Replacements		125,000	FFY 2004
Individual Electric Meters		25,000	FFY 2005
Carpet Replacements		15,000	FFY 2006
Common and Lobby Area Improvements		25,000	FFY 2006
Total estimated cost over next 5 years		440,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-10	Bouldin Oaks		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002	0	
Faucet Replacements	25,000	FFY 2003
Common Area and Lobby Improvements (ADA)	20,000	FFY 2003
Playground Improvements	10,000	FFY 2003
Sidewalk Improvements (ADA)	15,000	FFY 2004
Ext. Paint/Repairs	150,000	FFY 2005
Exterior Lighting Improvements	20,000	FFY 2005
Roof Replacements	250,000	FFY 2006
Total estimated cost over next 5 years	490,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-11	Thurmond Heights		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		100,000	
Foundation Repairs at Community Center		30,000	FFY 2003
Siding & Exterior Paint		100,000	FFY 2003
Common Area Improvements		15,000	FFY 2004
Mailboxes		15,000	FFY 2005
Interior Renovations (Phase I)		300,000	FFY 2005
Interior Renovations (Phase II)		300,000	FFY 2006
Total estimated cost over next 5 years		860,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-12	Georgian Manor		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		45,000	
Guttering & Drainage		50,000	FFY 2003
Locate and Repair/Replace Water cutoffs		10,000	FFY 2003
New Mailboxes		10,000	FFY 2004
Foundation Repairs		50,000	FFY 2004
Exterior Repairs & Paint		150,000	FFY 2005
Roof Replacements		150,000	FFY 2006
Total estimated cost over next 5 years		465,000	

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

TX1-13	Goodrich		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		20,000	
Parking & Driveway Improvements		25,000	FFY 2003
Guttering & Drainage		30,000	FFY 2004
Fencing		30,000	FFY 2005
Playground Equipment		20,000	FY 2006
Total estimated cost over next 5 years			

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-15	North Loop		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		75,000	
Interior Renovations (Phase I)		150,000	FFY 2003
Carpet Replacements		15,000	FFY 2003
Common Area Improvements		25,000	FFY 2004
Ventilation/HAVC Systems		50,000	FFY 2004
Elevator Upgrades		150,000	FFY 2005
Carpet/Flooring Replacements		25,000	FFY 2006
Total estimated cost over next 5 years		490,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-16	Northgate		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002		55,000	
Lighting Improvements		25,000	FFY 2003
Common Area Improvements		25,000	FFY 2004
Parking & Drive Improvements		100,000	FFY 2004
Community Room Improvements		25,000	FFY 2005
Furnace Replacements		75,000	FFY 2006
Total estimated cost over next 5 years		305,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-17	Shadowbend Ridge			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			90,000	
Furnace replacements			20,000	FFY 2003
Fencing			25,000	FFY 2004
Community Room Improvements			25,000	FFY 2005
Air Conditioning			250,000	FFY 2006
Total estimated cost over next 5 years			410,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-18	Manchaca II			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			25,000	
Air Duct Cleaning			6,500	FFY 2003
Electrical Upgrades			15,000	FFY 2004
Furnace Replacements			75,000	FFY 2005
Air Conditioning			175,000	FFY 2006
Total estimated cost over next 5 years			296,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-19	Manchaca Village			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			65,000	
Electrical Upgrades			10,500	FFY 2003
Guttering & Drainage			40,000	FFY 2004
Furnace Replacements			75,000	FFY 2005
Air Conditioning			150,000	FFY 2006
Total estimated cost over next 5 years			340,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-20	Rio Lado			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			85,000	
Community Center Improvements			25,000	FFY 2003
Interior Renovations (Phase I)			250,000	FFY 2004
Furnace Replacements			200,000	FFY 2005
Foundations			100,000	FFY 2006
Total estimated cost over next 5 years			660,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-22	Coronado Hills			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			105,000	
Common Area Improvements			15,000	FFY 2003
Termite Treatment			10,000	FFY 2003
Interior Renovations			250,000	FFY 2004
Community Center Upgrades			20,000	FFY 2005
Roof Replacements			100,000	FFY 2006
Total estimated cost over next 5 years			500,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX1-27	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2002			15,000	
Roof Replacements (8)			25,000	FFY 2003
Exterior Paint (4)			10,000	FFY 2004
Roof Replacements (10)			30,000	FFY 2004
Interior Renovations (5)			30,000	FFY 2005
Roof Replacements (4)			15,000	FFY 2006
Interior Renovations (5)			30,000	FFY 2006
Total estimated cost over next 5 years			155,000	

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

As indicated in the Statement of Housing Needs Section of this plan, Austin is suffering from a severe shortage of affordable housing stock at all income levels. To this end, HACA is currently participating in a community-wide assessment and planning process with a broad cross-section of public and private sector actors, representing the entire housing industry, to determine the most efficient role for HACA to play in an effort to increase housing supply. Specifically, HACA is reviewing various opportunities to engage in new construction and rehabilitation of existing units and preserve the current affordable housing stock. HACA is exploring the creation of strategic partnerships and alliances with key actors in Austin's housing industry, and weighing the benefits of accessing various financing mechanisms to include Low income Housing Tax Credits, the issuance of revenue bonds, as well as, a variety of public and private revenue sources.

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:

HACA is currently engaged in a comprehensive assessment of its entire portfolio to determine whether each of these developments adequately meet the needs of our residents. While numerous parties have expressed interest in one of our developments in particular, Lakeside Apartments, which is located in downtown Austin in a desirable area for development, HACA has not, to date, seriously considered such overtures. HACA’s criteria for evaluating such proposals for all of its properties include the following:

- (1) the proposal is one that is supported by the current residents;**
- (2) the transaction is one that would enable current residents to be relocated to a superior facility; and**
- (3) the transaction is one that additionally generates an ongoing revenue stream that may provide benefits the HACA resident community at-large.**

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <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 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description
1a. Development name: Housing Authority of the City of Austin 1b. Development (project) number: TX001 (Complete list of all Public Housing Developments are listed within Attachment D)
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)

<input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input checked="" type="checkbox"/> Conversion Plan submitted to HUD on: (20/11/2001) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C.

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each

program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

1. Program Description:

HACA is in the process of researching the Homeownership Program as to its viability in Austin's challenging housing market.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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 supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

Client referrals

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

		cific criteria/other)		both)
<i>Referral Services provided to residents by Resident Services Specialists (RSS) assigned to their development.</i>	<i>~1,800</i>	<i>As needed, call in, walk in during office hours</i>	<i>RSS' or manager's on-site office; main office</i>	<i>Both</i>
<i>Family Self-Sufficiency (FSS) Program -- Families are assisted and encouraged by PHA to attain self- sufficiency. Escrow account is an incentive offered by the PHA</i>	<i>225 families</i>	<i>Specific Criteria</i>	<i>Call FSS Coordinator; must receive orientation to enroll.</i>	<i>Both</i>
<i>Goodwill Industries' Job Source Center – Job placement, job training, job search workshops, post-employment support available on site at three developments.</i>	<i>~300</i>	<i>Upon request</i>	<i>Call Goodwill at Rosewood Courts 480-0772.</i>	<i>Both</i>
<i>GED Courses and testing on-site. Classes currently held at four PHA developments. Austin Community College provides instructors.</i>	<i>~50</i>	<i>Upon request</i>	<i>Register through Resident Services Specialist or Economic Development Coordinator at 478-4866.</i>	<i>Both</i>
<i>Workplace Competency Program and GED instruction provided on-site at Georgian Manor by Austin Academy</i>	<i>~25</i>	<i>Upon request</i>	<i>Register through Resident Services Specialist or Economic Development Coordinator, 478-4866.</i>	<i>Both</i>
<i>Computer Training Courses at Booker T. Washington, Meadowbrook, and Thurmond Heights</i>	<i>~50</i>	<i>Upon request</i>	<i>Register through the Economic Development Coordinator at 478-4866.</i>	<i>Both</i>
<i>Youth Programs: tutoring,</i>	<i>~150</i>	<i>Upon</i>	<i>Call Resident</i>	<i>Public housing</i>

<i>mentoring, recreation, drug prevention programs, provided to PHA youth by Boys & Girls Clubs, Roving Leaders, Boy Scouts, Girl Scouts, CEACO, and local congregations. Free rides to Boys & Girls Clubs.</i>		<i>parent's permission and membership registration.</i>	<i>Services Specialist or PHA Drug Elimination Coordinator at 478-2236.</i>	<i>youth</i>
<i>Resident Watch and Apartment Residents on Watch (AROW) programs – Residents report crime and/or suspicious activities</i>	<i>~50</i>	<i>Available to all interested adult residents</i>	<i>Contact Resident Services Specialist or PHA Drug Elimination Coordinator at 478-2236.</i>	<i>Public housing adults</i>
<i>Health Services on site provided by several community organizations. Chiropractor, foot care, blood pressure and sugar screening, vaccinations. At senior sites.</i>	<i>~100</i>	<i>Walk-in basis</i>	<i>Call Community Development staff at your site for schedules and services at your site. Or PHA Main Off. 477-4488</i>	<i>Public housing</i>
<i>Several congregations provide mass, monthly service, bible study, Sunday school, or sponsor activities at several sites or transportation to services. At Meadowbrook, Lakeside, Salinas, Booker T. Washington, Thurmond Heights, Georgian Manor, Rio Lado and Coronado Hills.</i>	<i>~175</i>	<i>Walk-in basis</i>	<i>Call Community Development staff at your site or PHA Main Office 477-4488</i>	<i>Public housing</i>
<i>HIV Testing and Counseling at Booker T. Washington by City of Austin Health and Human Services</i>	<i>Records not kept due to confidential ity.</i>	<i>Walk-in basis</i>	<i>Call BTW Community Development office at 478-9427 for monthly schedule</i>	<i>Public housing</i>
<i>Youth Sports Leagues offered by Children's Sports Foundation at Meadowbrook.</i>	<i>~125</i>	<i>Must attend practice sessions to stay on team</i>	<i>Call PHA's Drug Elimination Coordinator at 478-2236.</i>	<i>Public housing</i>

<i>Daily lunches at senior sites provided by City of Austin Parks and Recreation Dept.</i>	<i>~ 300</i>	<i>Register for program.</i>	<i>Call Comm. Dev. Office at your site. or 477-4488</i>	<i>Public housing</i>
<i>After-school tutoring at Chalmers Courts, Booker T. Washington, Meadowbrook & Northgate</i>	<i>~ 120</i>	<i>Register for program.</i>	<i>Call Comm. Dev. staff at your site or School-to-Success Coordinator at 474-5636.</i>	<i>Public housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 10/31/01)
Public Housing	0	57
Section 8	27	77

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

TX-02, 04, 05 & 06

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

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

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

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

ALL

C. Coordination between PHA and the police

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

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

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

ALL

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: C)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HACA OCCUPANCY MANUAL

CHAPTER EIGHTEEN. RESIDENT PET POLICY

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

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

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Public Hearing held December 11, 2001 at 11:00 a.m.

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

Attached at Attachment (File name)

Provided below:

Questions:

- 1.) Is fingerprinting the only acceptable method for criminal history checks as there are other services that are more easily accessible for those with disabilities? Fingerprinting is the only acceptable method, but the agency will check all avenues and it will be sensitive to the needs of a person with a disability.
- 2.) I live in Section 8 and I am having a problem with my neighbor and her children. Meet with your other neighbors to see if they have the same problems and contact your management office. Also, inform the Section 8 department of the situations so the agency can contact the landlord.
- 3.) I live at Chalmers Courts and I have asked the manager and attended a Board meeting to request signs stating the curfew hours and no alcohol. When can these signs be placed at the sites? The Safety Coordinator will be in contact with you and the signs should be placed at all sites.
- 4.) I am working part-time and would like to go back to school. Can I receive any help? The Community Development Department has information about current self-sufficiency programs.
- 5.) In the plan, it states the housing authority is complying with 504 and Fair Housing, have there ever been blind people who have applied for Section 8 vouchers and were told to have someone there to read the applications. Also, there are people who live in the complexes that have asked for reasonable accommodations/access modifications to their units and have been told HUD supplies the units and the complexes are already accessible and the units won't have to be modified. Can the staff over the next year get a better understanding of what the laws are? The matter will be investigated. Staff will read whatever is necessary to inform the applicant and the same is true for individuals who are hearing impaired and need someone to sign. As far as making the property accessible, there was an incident of a lady who is now confined to a wheel chair. A

unit was available that was wheel chair accessible. The agency wanted to move her to this unit and she did not want to move. She wanted to stay in the unit, but this unit posed other problems. The unit she lived in did not allow a ramp to be built from the street to her front door. Also, the door widths were not the right sizes. The agency's approach is to not do things half way but to do all the things necessary to make the unit accessible. The lady did not move and the Tenant Council extended her sidewalk after the agency approved their plans. At this time, the agency is concerned that the work completed will not be a long-term solution. If the tenant had moved into the wheel chair accessible unit, then this unit would be suitable for years to come. The agency will look at properties that will lend themselves to ramps. The units will be made available to those with disabilities. It would be great to have the staff from ADAPT attend a Housing Operations meeting to provide information regarding 504 compliance and Fair Housing.

- 1.) Recently there was a Supreme Court decision, the Olmstead Decision, that stated unnecessary institutionalization is discrimination that people are being forced into nursing homes or other institutions because the support services were not available. ADAPT has fought really hard to receive more support services, but one of the biggest barriers is housing. The agency has stated it wants to apply for more vouchers, but there were vouchers available during the funding cycle for people coming out of institutions. The agency applied for the Fair Share Vouchers and received 822 vouchers. Under the Fair Share Voucher application, the agency could have received additional points to assist that population. The agency will look at coordinating efforts during the next application period to provide a preference to those who ADAPT has identified. The agency does have a local preference for people with disabilities. Additionally, the state has received 35 vouchers and HACA has attended a meeting on how to assist them.
- 2.) Do we still have to do community service? No, this requirement has gone away with the past legislation.
- 3.) Are there still certificates? No all certificates are gone and only vouchers are issued.
- 4.) Are vouchers an adaptable program? Vouchers are more flexible, but there are limitations that a family cannot pay more than 40% of their adjusted income for rent. Also, a rent reasonable study has to be done for the property as to what the rent is capped at for the area.

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

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

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **FY 2001/2002 Annual Consolidated Plan**
(City of Austin)

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

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

Other: (list below)

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

NCHD Goals & Strategies, 2000-2005

Housing

Goal: Create and/or retain 5,000 Units of Affordable Housing Annually by 2005

Strategies:

- ?? Link housing services through a continuum from homelessness to homeownership
- ?? Increase the supply of affordable, adaptable, accessible units, particularly rental units
- ?? Retain affordable housing stock through rehabilitation and construction programs
- ?? Increase nonfederal resources in order to create and retain more affordable housing units
- ?? Facilitate regulatory reform to reduce institutional barriers to housing development
- ?? Expand the capacity of nonprofit housing developers

Public Services

Goal: Increase Opportunities for Self-Sufficiency

Strategies:

- ?? **Expand Resources to increase the supply of affordable, high-quality child care**
- ?? **Collaborate with other departments to expand availability of youth services**
- ?? **Support efforts to improve the delivery of services to neighborhoods**
- ?? **Continue efforts to strengthen fair housing enforcement**

D. Other Information Required by HUD

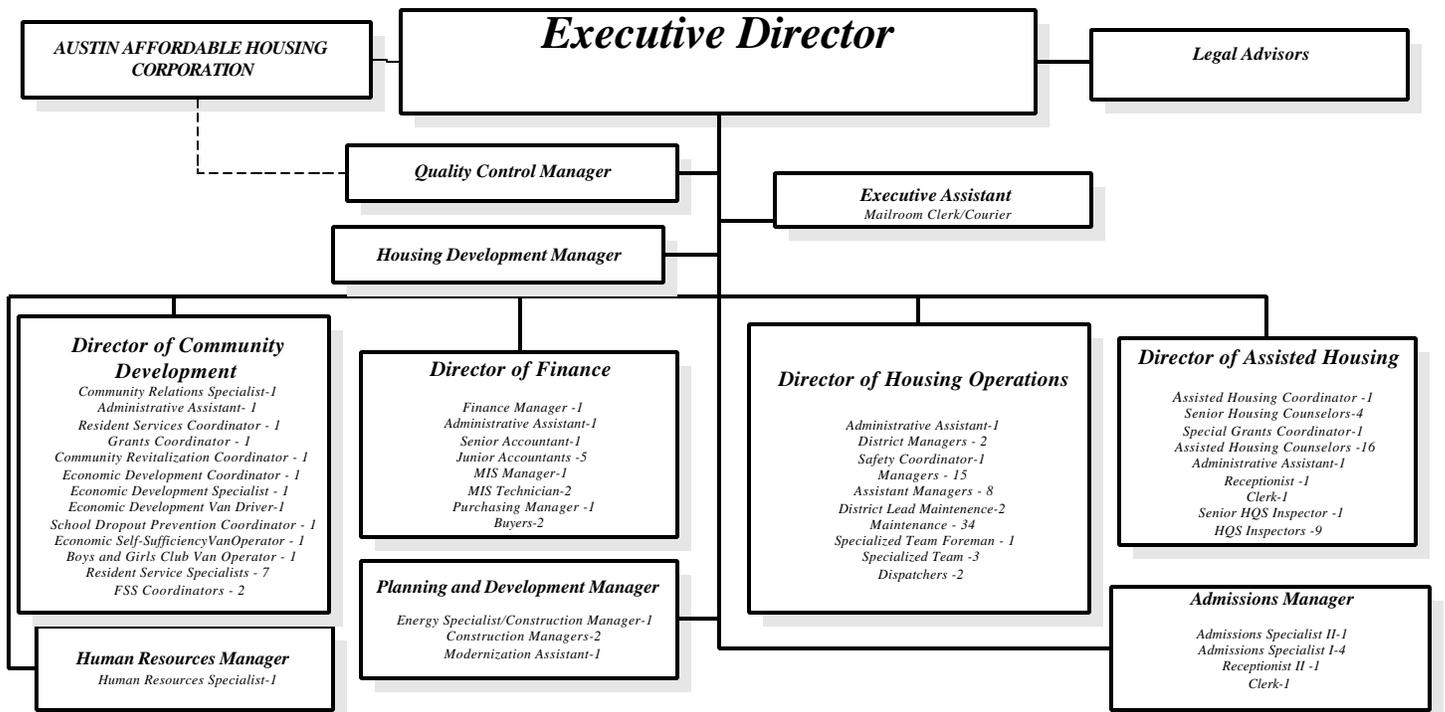
Use this section to provide any additional information requested by HUD.

Attachments

Attachment A: Organizational Chart

HOUSING AUTHORITY OF THE CITY OF AUSTIN

For Board Approval FY 2002-2003



Attachment B: Deconcentration Policy

HACA OCCUPANCY MANUAL

CHAPTER TWO

ELIGIBILITY REQUIREMENTS

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

Attorney General of the United States withholding of deportation (threat to life or freedom); or (6) lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Act Section 245-A);

- C. **(1) Income Limits:** The applicant family's Annual Income must be within the Income Limits as required by the applicable federal regulations for each program. This restriction applies only at admissions, not for continued occupancy. **(2) Income Targeting Limits:** For each fiscal year, at least seventy-five percent (75%) of families admitted into the assisted housing program and forty percent (40%) of families admitted into the public housing program must have incomes that do not exceed thirty percent (30%) of the area median income. **(3) Fungibility** is allowed as cited in Chapter 7, Section 14. **(4) Tracking** of Income Targeting Limits shall be conducted as cited in Chapter 7, Section 15.
- D. The applicant must not be an owner of a dwelling unit in the Austin area, unless determined to be an elderly family, elderly person, or other person(s) based on a case-by-case assessment. (Conventional Public Housing only).

Attachment C: PHDEP

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

1. General Information/History

Section 1: General Information/History

With the signing of the FY 2002 HUD/VA Appropriations Act, the drug elimination grants are not funded as a separate set aside through the PHDEP account. As a high performing agency, the Housing Authority of the City of Austin is not required to complete subcomponents A-D of the template.

Attachment D: PHA Assessment of Voluntary Conversion of Developments to Tenant Based Assistance

- 1.) How many of the PHA's developments are subject to the Required Initial Assessments? 16
- 2.) How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- 3.) 3.) How many assessments were conducted for the PHA's covered developments?
A total of 16 assessments conducted, one assessment per development subject to the Initial Assessment Requirement.
- 4.) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment:

Project #	Development	Unit Count	Occup. Percent	PHAS Score	Mod Needs	Operating Cost	FMR Levels	Conversion Yes/No
TX001001/01A	Chalmers Courts	158	100%	92c/97b*	Normal	Normal	High	No
TX001002/02A	Rosewood Courts	123	98%	88b/90b	Normal	Normal	High	No
TX001003/06	Santa Rita Courts	97	95%	82B/85B	Normal	Normal	High	No
Tx001004	Meadowbrook	160	96%	93a	Normal	Normal	High	No
Tx001005/25	Booker T. Washington	216	97%	93b*/87b*	Normal	Normal	High	No
Tx001007	Lakeside Apartments	164	99%	85a	Elderly Site-Conversion assessment not applicable			
TX001008	Salina	32	100%	88b	Elderly Site-Conversion assessment not applicable			
Tx001009	Gaston Place	100	98%	99b	Elderly Site-Conversion assessment not applicable			
TX0010010	Bouldin Oaks	144	99%	99c*	Normal	Normal	High	No
TX0010011	Thurmond Heights	144	99%	96b	Normal	Normal	High	No
TX0010012	Georgian Manor	94	95%	88b	Normal	Normal	High	No
TX0010013	Goodrich Place	40	100%	99a	Normal	Normal	High	No
TX0010015	Northloop Apartments	130	96%	99a	Elderly Site-Conversion assessment not applicable			
TX0010016	Northgate West	50	100%	93b	Normal	Normal	High	No
TX0010017	Shadowbend Ridge	50	100%	93b*	Normal	Normal	High	No
TX0010018	Manchaca II	33	97%	95b	Normal	Normal	High	No
TX0010019	Manchaca Village	33	100%	85b	Normal	Normal	High	No
TX0010020	Rio Lado Apartments	90	96%	76b	Normal	Normal	High	No
TX0010022	Coronado Hills	48	100%	85b	Normal	Normal	High	No
TX0010027	Scattered Sites	22	95%	85c	Normal	Normal	High	No

Mod. Cost "Normal"-All modernization needs are being met. No major construction or repairs are required or planned for the next several years.

Operating Cost "Normal"-Properties are in good repair and the operating costs are within the industry standard.

FMR Levels "High"-Fair Market Rent in Austin is significantly higher than most of the rest of the State and average rent payment to (tx001v02)

Voluntary Conversion of Public Housing Stock

PHA NAME: HOUSING AUTHORITY OF THE CITY OF AUSTIN

PHA NUMBER: TX001

REQUIRED VOLUNTARY CONVERSION CERTIFICATION

I certify that on behalf of The Housing Authority of the City of Austin that we have reviewed each covered development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion of the development may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

James L. Hargrove, Executive Director

Signature

Dated: November 20, 2001

Attachment E: Community Service Requirements

The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act, 2002, at Section 432, provides that “None of the funds made available by this Act may be used to implement or enforce the requirement...relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPE VI). (Pub. L 107-73, sec. 432, 115 Stat. 651)

In accordance with the notice received from the U.S. Department of Housing and Urban Development, the Housing Authority of the City of Austin will suspend the enforcement of the community service requirements. A written notice has been distributed to all affected residents regarding the change of this requirement.

Attachment F: Resident Membership of PHA Governing Board

Resident PHA Board Member	Rita Wanstrom	Appointed by the Mayor of the City of Austin	Term: 12-07-00 through 12-23-02
Resident Advisory Board	Name	Office	Site
Citywide Advisory Board	Rita Wanstrom	President	Lakeside
	Cindy Grozier	Vice-President	Rosewood
	P.J. Quolas	Secretary	Thurmond Heights
Lakeside Resident Council	Rita Wanstrom	President	Lakeside
	Greely Pannell	Vice-President	Lakeside
	Hughretta Givens	Treasurer	Lakeside
	Hazel Mayfield	Secretary	Lakeside
	Carrol C. Fuller	Board Member	Lakeside
	Jesse Gonzales	Board Member	Lakeside
	Elizabeth Atha	Board Member	Lakeside
Northloop Resident Council	Fernando Garcia	President	Northloop
	George Marshall	Vice-President	Northloop
	Eugene Hill	Treasurer	Northloop
	Anne Rogers	Secretary	Northloop
	Yolanda Robinson	Board Member	Northloop
	Gertrude Herndon	Board Member	Northloop
	Shanig-Chi Yohoshua	Board Member	Northloop
Gaston Place Resident Council	Vacant	President	Gaston Place
	Melvin Johnson	Vice-President	Gaston Place
	Sara Jean Greer	Treasurer	Gaston Place
	Frances Baker	Secretary	Gaston Place
	Tom Hinseley	Board Member	Gaston Place
	Zelma Lamb	Board Member	Gaston Place
	Bernadino Nevarez	Board Member	Gaston Place
Meadowbrook Resident Council	Sandra Eason	President	Meadowbrook
	Monica Rossett	Vice-President	Meadowbrook
	Sonia Valdez	Treasurer/Secretary	Meadowbrook
	Rosita Diaz	Board Member	Meadowbrook
	Martin Bermudez-Emetero	Board Member	Meadowbrook
Thurmond Heights Resident Council	Michelle Mendez	President	Thurmond Heights
	P.J. Quolas	Vice-President	Thurmond Heights
	A.J. Satberry	Treasurer	Thurmond Heights
	Anissa Peralta	Secretary	Thurmond Heights
Rosewood/Salina Resident Council	Cindy Grozier	President	Rosewood
	J. B. Brannan	Vice-President	Rosewood
	Margaret Weibel	Treasurer	Rosewood

(tx001v02)

Coronado Hills Resident Council	Carla Medearis	President	Coronado Hills
	Vanessa Arredondo	Vice-President	Coronado Hills
	Angie Harros	Treasurer	Coronado Hills
	Frances Ybarra	Secretary	Coronado Hills
	Barbara Hunter	Board Member	Coronado Hills
	Monica Puentes	Board Member	Coronado Hills
Rio Lado Resident Council	Forming a Resident Council	President	Rio Lado
	Vacant	Vice-President	Rio Lado
	Vacant	Treasurer	Rio Lado
	Vacant	Secretary	Rio Lado
	Vacant	Board Member	Rio Lado
Booker T. Washington Resident Council	Glenda Wise	President	Booker T. Washington
	Regina Darby	Vice-President	Booker T. Washington
	Ventia Forch	Treasurer	Booker T. Washington
	Caroline Huerta	Secretary	Booker T. Washington
	Bennie Heyward	Board Member	Booker T. Washington
	Angie Gallegos	Board Member	Booker T. Washington
	Deborah Hernandez	Board Member	Booker T. Washington
Chalmers Courts Resident Council	Sunny Caylor	President	Chalmers Courts
	Louis Guzman	Vice-President	Chalmers Courts
	Shirley Ford	Treasurer	Chalmers Courts
	Lourdes Zamarron	Secretary	Chalmers Courts
	Epifania Salazar	Board Member	Chalmers Courts
	Francisca Cardiel	Board Member	Chalmers Courts
	Maria Arguello	Board Member	Chalmers Courts
Salina Advisory Board	Ruth Dotson	President	Salina
	Mary Lynn Bragner	Vice-President	Salina
	Rosa Stewart	Treasurer	Salina
	Valette Wilson	Secretary	Salina
	Marvin Kimbrough	Asst. Secretary	Salina
Northgate Resident Council	Kathleen Johnson	President	Northgate
	Rona Cavil	Vice-President	Northgate
	Barbara Elye	Treasurer	Northgate
	Stephanie Anderson	Secretary	Northgate
	Ora Mae Milligan	Board Member	Northgate
	Alice Conely	Board Member	Northgate
Santa Rita Resident Council	Rosemarie Molina	President	Santa Rita
	Andrea Flores	Vice-President	Santa Rita
	Tammy Daniels	Treasurer	Santa Rita
	Monica Shepherd	Secretary	Santa Rita
	Marina Diaz	Board Member	Santa Rita
	Domitila Garcia	Board Member	Santa Rita

Attachment G:

Follow-Up Plan to the Resident Assessment Satisfaction Survey

Communication:

- ?? The Housing Authority delivers a flyer to all the residents as to when the Capital Fund Program (modernization) public meetings will be held at their developments. The managers explain to the residents when they sign their leases how to address maintenance repairs. Also, a resident calendar has been developed and provided to assist with maintenance questions and procedures.
- ?? There is management at all sites and two district managers are available to address questions and concerns that the residents may have. There are also resident services specialist assigned to different sites that work closely with the resident councils and site partners such as Goodwill, Austin Academy and Huston Tillotson, a historically Black University, to bring services and opportunities that may not otherwise be available. The managers and staff strive for customer service at all times.
- ?? The Housing Authority has many sites with resident councils. Those sites that do not have a resident council do have activities that are brought to the site via the Community Development Department. The resident service specialists actively try to recruit residents to start/join a resident council. The Housing Authority also produces a newsletter to inform the resident of what activities are occurring at their sites.
- ?? To ensure communication, a sampling of completed work orders will be followed-up on for resident satisfaction and thoroughness of the maintenance staff. A “Did You Know” campaign will be implemented to educate residents and staff as to upcoming projects and activities taking place, in addition to statistical data of interest to the residents.

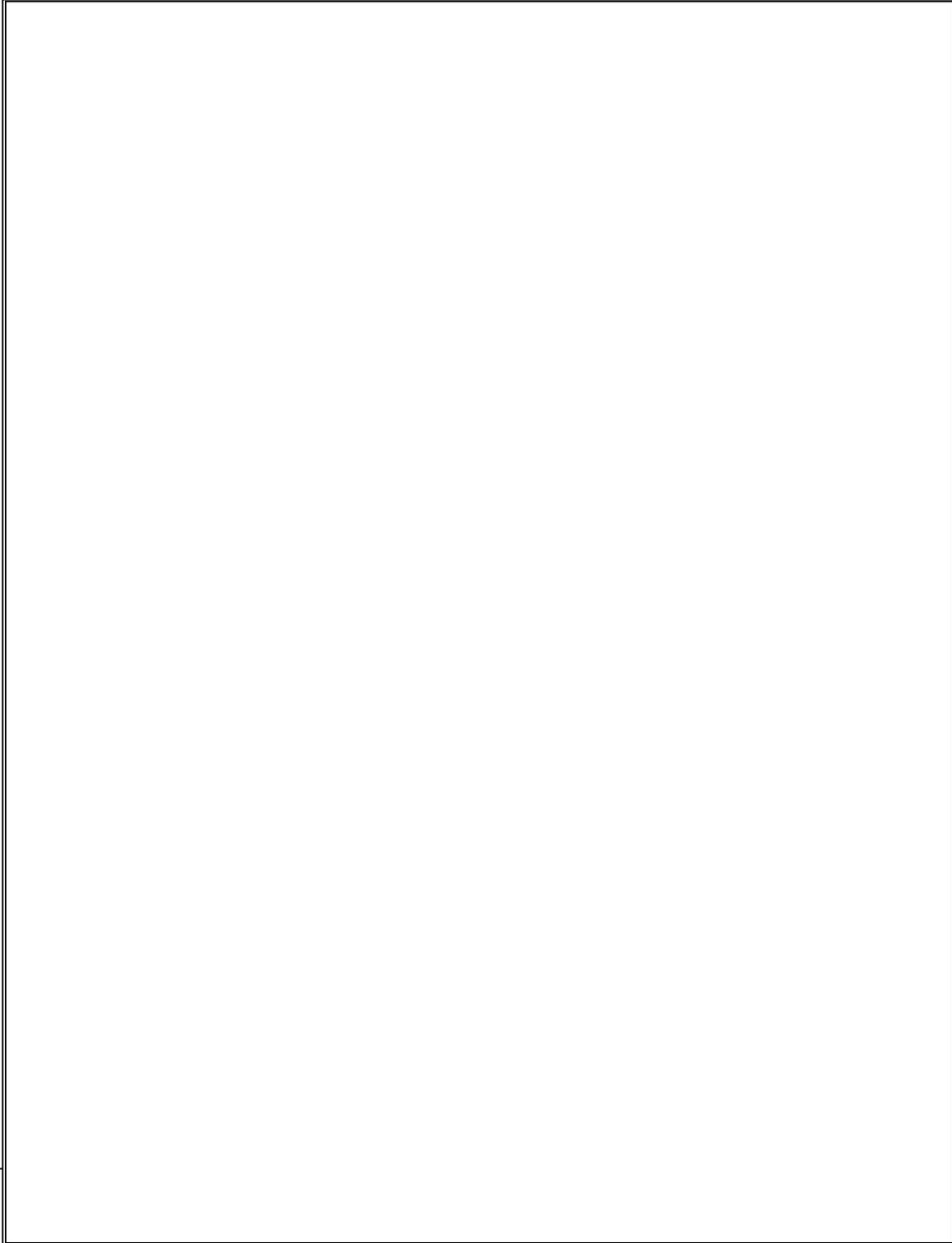
Safety:

- ?? The Housing Authority hires and schedules off-duty police officers to regularly patrol the developments. The Housing Authority and Austin Police Department have partnered to provide a full-time regular police officer to serve as a liaison between the police department and the Housing Authority in an effort to provide a safer environment and to develop a better communication between the agencies.
- ?? Using a security light study, the Housing Authority has installed additional lighting at all sites. The building lights have been repaired and monitored by the site managers to ensure they are operational and repaired when necessary. In the event that additional security lights are needed, they will be installed.
- ?? The Housing Authority has replaced the door locks at all the sites. It is the policy to repair/change broken door locks within 24 hours of notification. Also, security screens and doors have been installed at all family sites.
- ?? The Housing Authority has implemented the “One Strike and Your Out” policy that is given to the residents at orientation and upon move-in. Managers follow the guidelines set forth in the occupancy policy and lease to ensure the residents follow the rules of the lease agreement.
- ?? Resident councils are encouraged to form resident patrols at the sites and the Apartment Resident on Watch (AROW) program to help the residents become more involved in crime prevention. The police liaison is active in the scheduling of the program at all sites.

Neighborhood Appearance:

- ?? All of the Housing Authority developments have received modernization through the Capital Fund Program. The exteriors have either had new siding or paint, sidewalks repaired or replaced within the last year. New playground equipment has been installed at many of the sites and parking lot repairs where necessary. All sites have an attractive sign identifying the site and curb appeal is very apparent at all developments.
- ?? All abandoned and unserviceable vehicles are regularly identified and tagged by staff and removed in accordance with city ordinance. The development staffs walk their sites daily and all trash/litter, graffiti and broken glass is removed immediately. Curb appeal is stressed and the sites reflect a manicured attractive place to live and a raise a family.
- ?? For over four years, the Housing Authority has contracted an exterminator to treat all units every two months and to provide more aggressive pest/rodent applications when applicable.
- ?? Vacant units are offered as soon as a notice to vacate is given. The site maintenance prepares the dwelling and ensures the unit is secured and does not pose a problem within the site.

**Attachment H:
Certification by Local Office of PHA Plans
consistency with the Consolidated Plan**



Attachment I:
PHA Certification of Compliance
with PHA Plan and related Regulations

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning 04/01/02 hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 4 1, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PRA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.2 1: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following-
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
22. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
23. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Austin Housing Authority

PHA Name

TX001

PHA Number

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

**Attachment J:
Progress Statement for the 2001-2005 Five-Year Plan**

The Housing Authority of the City of Austin (HACA) has made tremendous strides in implementing the objectives and goals set forth in the 2001-2006 Five-Year Plans.

In 2001, HACA applied for additional Fair Share vouchers and was awarded 822 vouchers. HACA also acquired an inventory of 16 scattered single-family homes that have enabled the agency to preserve the City's affordable housing inventory and to deconcentrate the low-income households into areas of higher incomes, West of IH-35.

HACA was able to improve the agency's public housing management by raising both the Physical Inspections and overall PHAS scores to 90%.

HACA increased landlord awareness and participation within the Assisted Housing program through a concerted effort of outreach and adopting an increase in the Voucher Payment Standards.

HACA experienced additional growth in the Family Self-Sufficiency program.

HACA partnered with Community In Schools to implement a school drop-out prevention program at several of the public housing family sites.

HACA oversaw the implementation and completion of Phase One of the Water Conservation program and incurred a savings in the water consumption levels at the public housing developments.

HACA will continue to be committed to the goals outlined in the agency's five-year plans.

**Attachment K:
Acceptance of HUD issued vouchers;
Due to Displacement, Relocation and Acquisition**

The Housing Authority of the City of Austin (HACA) will accept any vouchers issued by the U. S. Department of HUD to a displaced person who has moved from a real property, permanently, as a direct result of acquisition, rehabilitation or demolition.

HACA will also accept any vouchers issued by the U. S. Department of HUD to a displaced person who has moved from a real property, permanently, as a direct result of a natural disaster.

Attachment L: Criteria of Substantial Deviation and Significant Amendments

HUD statute, PIH Notice 99-51, requires that public housing authorities explain “substantial deviations” from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require public housing authorities to submit a revised PHA Plan that has met full public process requirements. The following circumstances will constitute a modification to this agency’s PHA plan:

***changes to rent or admissions policies or organization of the waiting list;**

***additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund in the amount of 10% or more of the annual grant;**

***and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

Attachment M: Comprehensive Grant Program and Capital Fund Program Performance & Evaluation Reports (1999, 2000, and 2001)

U.S. Department of Housing

Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp
7/31/95)

PHA Name Housing Authority of the City of Austin		Comprehensive Grant Number Tx59P00170899		FFY of Grant Approved 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Performance and Evaluation Report <input checked="" type="checkbox"/> Final Performance and Evaluation Report (As of 9/30/2001)					
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Fund				
3	1408 Management Improvements	234,500.00	241,812.47	241,812.47	241,812.47
4	1410 Administration	145,000.00	170,250.68	170,250.68	170,250.68
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees amd Costs	50,000.00	49,998.89	49,998.89	49,998.89
8	1440 Site Acquisition				
9	1450 Site Improvement	784,300.00	437,815.68	437,815.68	437,815.68
10	1460 Dwelling Structures	993,770.00	1,266,500.89	1,266,500.89	1,266,500.89
11	1465 Dwelling Equipment - Nonexpendable	80,600.00	107,889.92	107,889.92	107,889.92
12	1470 Nondwelling Structures	60,000.00	95,844.04	95,844.04	95,844.04
13	1475 Nondwelling Equipment	105,000.00	83,057.43	83,057.43	83,057.43
14	1495 Relocation Costs				
15	1490 Replacement Reserve				
16	1502 Contingency				
17	Amount of Annual Grant	2,453,170.00	2,453,170.00	2,453,170.00	2,453,170.00
18	Amount of line 16 related to LBP Activities				
19	Amount of line 16 related to Section 504 Compliance	26,500	117,905	117,905	117,905
20	Amount of line 16 related to security	80,000	313,285	313,285	313,285

21	Amount of line 16 related to energy conservation measures	500,000	232,099	232,099	232,099
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Prm Admin. and Date		

form HUD-52837 (01/05/95)
ref Handbook 7485.3

Annual Statement
Performance and Evaluation Report
Part II : Supporting Pages
Comprehensive Grant Program (CGP)

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

1999

Development Number/Name HA-Wide Activities	General Description of Major Categories	Development Account Number	Internal Use Account	Total Estimated Cost		Total Actual Cost			Status
				Qty	Original	Revised	Funds Obligated	Funds Expended	
PHA	ADMINISTRATION	1410			145,000.00	170,250.68	170,250.68	170,250.68	
	Salaries, printing, advertising								
PHA	MANAGEMENT IMPROVEMENTS								
	<u>Management Information System</u>	1408	140806		60,000.00	63,933.34	63,933.34	63,933.34	
	Hardware, software, training, technical support								
	upgrade computer system								
PHA	<u>Enhance Maintenance Operations</u>	1408			2,500.00	0.00	0.00	0.00	
	equipment, skills, training, auto. preventative maintenance program								
PHA	<u>Enhance Planning & Development Management</u>	1408	140808		2,000.00	6,733.86	6,733.86	6,733.86	
	printer & computer upgrades, training, travel								

PHA	<u>Resident Initiatives</u>	1408	140810		105,000.00	107,722.21	107,722.21	107,722.21	
	salaries								
	training-staff, residents programs-educational,								
	self sufficiency								
PHA	<u>Drug elimination</u>	1408	140803		60,000.00	63,423.06	63,423.06	63,423.06	
	Salaries, security								
PHA	FEES AND COSTS	1430	1430		50,000.00	49,998.89	49,998.89	49,998.89	
	A/E prepare plans for bids								
PHA	SITE IMPROVEMENT								
	Tree Trimming/removal & stump removal	1450			45,000.00	0.00	0.00	0.00	see individual development
	Sidewalk Replacement	1450	145009		0.00	433.70	433.70	433.70	
	labor - salaries	1450	145027		3,528.00	3,527.57	3,527.57	3,527.57	
	sewer line repair	1450	145007		0.00	5,668.50	5,668.50	5,668.50	
	Fencing Vehicle Pen	1450	145004		0.00	3,324.50	3,324.50	3,324.50	
	Curbs	1450	145010		0.00	1,305.00	1,305.00	1,305.00	
	Dumpster Installation	1450	145012		0.00	1,500.00	1,500.00	1,500.00	
PHA	DWELLING STRUCTURES	1460							
	Misc. Materials	1460	146021		0.00	80.23	80.23	80.23	
PHA	NONDWELLING STRUCTURES								
	HVAC - Admin Building	1470	147002		0.00	1,372.00	1,372.00	1,372.00	
	Repair/Adjust Door	1470	147011		0.00	185.00	185.00	185.00	
	Office Renovations	1470	147012		0.00	4,062.12	4,062.12	4,062.12	
	Renovation Debris Removal	1470	147009		0.00	823.96	823.96	823.96	

PHA	NON DWELLING EQUIPMENT									
	P&D Vehicle	1475	147570		25,000.00	19,165.00	19,165.00	19,165.00		
	AC Repair at Central	1475	147515		0.00	79.00	79.00	79.00		
	Misc Equipment	1475	147520		0.00	49.00	49.00	49.00		
TX 1-01	CHALMERS COURTS									
	tree trimming	1450	145022		4,385.00	12,569.00	12,569.00	12,569.00		
	labor - salaries	1450	145027		11,400.00	984.41	984.41	984.41		
	Sewer Line Evaluation & Repairs	1450		90%	155,143.00	0.00	0.00	0.00		
	Indiv. Water Meter & Locate Cutoffs	1450		158	94,800.00	0.00	0.00	0.00		
	Sidewalk Repairs	1450	145009		3,251.00	3,715.13	3,715.13	3,715.13		
	Mailboxes	1450	145023, 145014		2,916.00	5,716.00	5,716.00	5,716.00		
	Lighting	1450	145006		0.00	5,198.00	5,198.00	5,198.00		
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		30,000.00	29,525.53	29,525.53	29,525.53		
	Exterior Painting	1460	146002		0.00	71,885.70	71,885.70	71,885.70		moved from CFP00
	Kitchen Cabinets	1460	146003		0.00	1,266.80	1,266.80	1,266.80		
	Salaries - Labor	1460	146013		0.00	10,384.18	10,384.18	10,384.18		
	roof replacement	1460	146015		75,000.00	105,666.66	105,666.66	105,666.66		
	Porch Repair	1460	146023		0.00	325.00	325.00	325.00		
	HVAC supplies	1460	146031		0.00	88.88	88.88	88.88		
	appliances	1465	146501/2		1,312.00	8,545.00	8,545.00	8,545.00		
	storage repair	1470	147006	100%	30,600.00	38,896.62	38,896.62	38,896.62		
	Water Fountain	1475	147530		0.00	396.74	396.74	396.74		
TX 1-02	ROSEWOOD COURTS									
	tree trimming	1450	145022		1,925.00	2,917.00	2,917.00	2,917.00		
	Playground Equipment	1450	145024		0.00	3,246.00	3,246.00	3,246.00		
	Grounds Improvement	1450	145013		0.00	3,500.00	3,500.00	3,500.00		
	Hand Rails Installation	1450	145015		0.00	31,909.31	31,909.31	31,909.31		moved from CFP00
	Sewer Line Evaluation & Repairs	1450		90%	65,927.00	0.00	0.00	0.00		

	Interior Painting - Occupied Units	1460		60	30,000.00	0.00	0.00	0.00		moved to CFP00
	Security Window Screens	1460	146019		0.00	26,481.13	26,481.13	26,481.13		
	Kitchen/Bath Renovations	1460	146032		0.00	85,705.36	85,705.36	85,705.36		moved from CFP00
	Appliances	1465	146501/2		0.00	3,060.00	3,060.00	3,060.00		
	Management Office Renovations	1470	147012		0.00	17,755.00	17,755.00	17,755.00		
	Water Heater	1475	147510		0.00	566.76	566.76	566.76		
TX 1-03	SANTA RITA COURTS									
	Sewer Line Evaluation & Repairs	1450		90%	50,000.00	0.00	0.00	0.00		
	tree trimming	1450	145022		855.00	8,401.00	8,401.00	8,401.00		
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		19,000.00	22,761.53	22,761.53	22,761.53		
	Exterior Paint	1460		100%	90,000.00	0.00	0.00	0.00		moved to CFP00
	Roof Replacement	1460		100%	63,000.00	0.00	0.00	0.00		
	Appliances	1465	146501/2		7,544.00	9,104.00	9,104.00	9,104.00		
TX 1-04	MEADOWBROOK									
	Fencing	1450	145004		75.00	23,775.00	23,775.00	23,775.00		
	Sewer Line Repairs	1450	145007	25%	40,000.00	10,024.15	10,024.15	10,024.15		
	Sidewalk Repairs	1450	145009		417.00	912.25	912.25	912.25		
	Tree Trimming	1450	145022		0.00	3,304.00	3,304.00	3,304.00		
	Mailboxes	1450	145023, 145014		0.00	10,695.00	10,695.00	10,695.00		
	Heavy Gauge Window Screens 2nd Floor	1460	146019	100%	48,757.00	53,987.83	53,987.83	53,987.83		
	Labor - Section 3	1460	146013		4,190.00	4,189.67	4,189.67	4,189.67		
	upgrade to building code	1460	146017	8	3,250.00	3,250.00	3,250.00	3,250.00		
	Gutters & Downspouts repair	1460	146015	100%	6,595.00	6,595.00	6,595.00	6,595.00		
	Termite Treatment	1460	146052		620.00	620.00	620.00	620.00		
	Materials	1460	146002		284.00	283.88	283.88	283.88		
	Kitchen Cabinets	1460	146003		0.00	821.40	821.40	821.40		
	Bathroom Repair	1460	146006	17	0.00	4,675.00	4,675.00	4,675.00		
	Paint & Paint Supplies	1460	146044		0.00	210.35	210.35	210.35		

	Emergency Repairs/Fire Damage	1460	146045		0.00	10,301.78	10,301.78	10,301.78	
	Building Envelope	1460	146053		171.00	171.24	171.24	171.24	
	Appliances	1465	146501/2		2,116.00	7,125.00	7,125.00	7,125.00	
TX 1-06	BOOKER T. WASHINGTON								
	tree trimming	1450	145022		75.00	235.00	235.00	235.00	
	sidewalks	1450	145009		350.00	329.50	329.50	329.50	
	labor - salaries	1450	145027		9,876.00	9,875.52	9,875.52	9,875.52	
	Fencing	1450	145004		0.00	600.00	600.00	600.00	
	Erosion Control	1450	145013		0.00	76,500.00	76,500.00	76,500.00	
	Mailboxes	1450	145014		0.00	2,300.00	2,300.00	2,300.00	
	Water Line Evaluation & Repairs	1450	145007	80%	185,000.00	29,909.32	29,909.32	29,909.32	
	Hand Rails Installation	1450	145015		0.00	18,757.00	18,757.00	18,757.00	moved from CFP00
	Playground Equipment	1450	145024		0.00	1,259.00	1,259.00	1,259.00	
	Heavy Gauge Window Screens 2nd Floor	1460	146019	216	36,629.00	34,218.13	34,218.13	34,218.13	
	Fire Extinguishers	1460	146038		502.00	502.00	502.00	502.00	
	Smoke Detectors	1460	146039		399.00	399.20	399.20	399.20	
	Exterior Siding Repair	1460	146002		0.00	6,525.00	6,525.00	6,525.00	moved from CFP01
	Furnace Repair/Replacement	1460	146031	3	0.00	3,300.00	3,300.00	3,300.00	moved from CFP00
	MOD Work - Unit #901	1460	146051		0.00	5,050.00	5,050.00	5,050.00	
	Replace Water Heaters	1465		60	6,000.00	0.00	0.00	0.00	
	appliances	1465	146501/2		656.00	9,212.00	9,212.00	9,212.00	
	ADA Renovation	1470	147011		0.00	9,175.39	9,175.39	9,175.39	
	Roofing - Day Care/Office	1470	147015		0.00	900.00	900.00	900.00	
	AC Repair/Replacement	1475	147515		0.00	5,154.00	5,154.00	5,154.00	
TX 1-07	LAKESIDE APTS.								
	Tree Trimming	1450	145022		245.00	1,051.00	1,051.00	1,051.00	
	Sidewalk Repairs	1450	145009		707.00	707.00	707.00	707.00	
	Asbestos Abatement	1450	145028		0.00	9,331.00	9,331.00	9,331.00	

	Wall Repair& Painting	1460	146006, 146030	164	0.00	37,255.00	37,255.00	37,255.00		moved from CFP00
	labor - salaries	1460	146013		5,108.00	5,107.62	5,107.62	5,107.62		
	Screen Doors	1470	147008		0.00	1,957.03	1,957.03	1,957.03		
	A/C Repair	1460	146031		0.00	272.00	272.00	272.00		
	Repair Power Generator	1460	146045		0.00	2,675.00	2,675.00	2,675.00		
	Elevator Repairs	1465			20,000.00	0.00	0.00	0.00		moved to CFP00
	Appliances	1465	146501/2		0.00	936.00	936.00	936.00		
	Trash Compactor Repair/Replacement	1470	147009		0.00	602.60	602.60	602.60		
	Replace 30 Ton A/C	1475		1	30,000.00	0.00	0.00	0.00		
	Replace/repair exhaust fans & ventshafts	1475	147515		0.00	2,603.43	2,603.43	2,603.43		
TX 1-08	SALINA APTS									
	tree trimming	1450	145022		1,185.00	1,681.00	1,681.00	1,681.00		
	Kitchen & Bath Renovations	1460		32	64,000.00	0.00	0.00	0.00		
	Replace Water Heater	1465		1	1,000.00	0.00	0.00	0.00		
	Appliances	1465	146501/2		0.00	312.00	312.00	312.00		
	HVAC Repair/Replacement	1465	146507, 146506		0.00	14,479.62	14,479.62	14,479.62		
	ADA Renovation - Community Room	1470	147011		0.00	18,730.00	18,730.00	18,730.00		
	Replace Window A/C & Heat Pump	1475		15	15,000.00	0.00	0.00	0.00		
	ADA	1475			30,000.00	0.00	0.00	0.00		
TX 1-09	GASTON PLACE									
	Fencing	1450	145004		1,800.00	1,800.00	1,800.00	1,800.00		
	tree trimming	1450	145022		85.00	1,847.00	1,847.00	1,847.00		
	Parking Lot Repairs	1450	145008		57,500.00	48,716.00	48,716.00	48,716.00		
	Replace Carpet	1460	146040	20	18,000.00	5,308.00	5,308.00	5,308.00		
	Paint Exterior Stairwell Railings	1460		100%	3,500.00	18,080.00	18,080.00	18,080.00		
	Interior Paint - Occupied Units	1460		20	10,000.00	0.00	0.00	0.00		
	Appliances	1465	146501/2		0.00	2,764.00	2,764.00	2,764.00		

Tx1-10	BOULDIN OAKS									
	Tree Trimming	1450	145022		9,522.00	5,565.00	5,565.00	5,565.00		
	Fencing	1450	145004		0.00	2,864.00	2,864.00	2,864.00		
	Security System - Parking Pen	1450	145006		0.00	4,968.00	4,968.00	4,968.00		
	Appliances	1465	146501/2		0.00	1,187.00	1,187.00	1,187.00		
Tx-11	THURMOND HTS									
	tree trimming	1450	145022		1,290.00	8,454.00	8,454.00	8,454.00		
	Fencing	1450	145004		0.00	2,156.00	2,156.00	2,156.00		
	Drainage/Sewer/Water Supply	1450	145007		0.00	6,796.35	6,796.35	6,796.35		moved from CFP00
	Termite Treatment	1460		144	16,000.00	0.00	0.00	0.00		
	Bathroom Repairs	1460	146006	12	0.00	3,300.00	3,300.00	3,300.00		
	Appliances	1465	146501/2		0.00	2,449.00	2,449.00	2,449.00		
	Office Electrical Repair	1470	147013		0.00	1,384.32	1,384.32	1,384.32		
Tx 1-12	GEORGIAN MANOR									
	Tree Trimming	1450	145022		0.00	3,640.00	3,640.00	3,640.00		
	fencing	1450	145004		0.00	1,440.00	1,440.00	1,440.00		
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		5,200.00	5,480.93	5,480.93	5,480.93		
	Appliances	1465	146501/2		0.00	3,558.00	3,558.00	3,558.00		
Tx1-13	GOODRICH									
	tree trimming	1450	145022		2,200.00	2,696.00	2,696.00	2,696.00		
	Mailboxes	1450	145014		3,163.00	3,558.00	3,558.00	3,558.00		
	fencing	1450	145004		0.00	2,950.00	2,950.00	2,950.00		
	termite treatment	1460	146052		750.00	750.00	750.00	750.00		
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		2,300.00	2,736.93	2,736.93	2,736.93		
	kitchen/bath renovations	1460	146002		60,000.00	91,438.87	91,438.87	91,438.87		
	Upgrade Emergency Interior Electric & Drywall Repair	1460	146005	100%	0.00	18,726.54	18,726.54	18,726.54		
	Furnace Repair/Replacement - Code Upgrade	1460	146031	100%	0.00	4,200.00	4,200.00	4,200.00		

	Appliances	1465	146501/2		0.00	312.00	312.00	312.00	
TX 1-15	NORTHLOOP								
	sidewalks	1450	145009		2,413.00	2,413.13	2,413.13	2,413.13	
	tree trimming	1450	145022		0.00	796.00	796.00	796.00	
	Storm Sewer Cleanout	1450	145028		3,285.00	3,284.50	3,284.50	3,284.50	
	vehicle pen	1450	145004		0.00	4,725.00	4,725.00	4,725.00	
	smoke detectors	1460	146039		1,910.00	4,948.33	4,948.33	4,948.33	
	Upgrade Fire Alarm System	1460	146020		0.00	1,145.00	1,145.00	1,145.00	
	air duct cleaning	1460	146031	100%	40,671.00	40,671.00	40,671.00	40,671.00	
	Elevator Repairs	1460	146035		0.00	1,159.00	1,159.00	1,159.00	
	Appliances	1465	146501/2		0.00	758.00	758.00	758.00	
	Cooling Tower Replacement	1475	147515	1	45,000.00	52,443.50	52,443.50	52,443.50	
TX 1-16	NORTHGATE WEST								
	tree trimming	1450	145022		2,875.00	3,035.00	3,035.00	3,035.00	
	Indiv. Water Cutoffs	1450		50	10,000.00	0.00	0.00	0.00	
	Mailboxes	1450	145014		1,175.00	2,250.00	2,250.00	2,250.00	
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		2,600.00	2,871.43	2,871.43	2,871.43	
TX 1-17	SHADOWBEND								
	Tree Trimming	1450	145022		1,125.00	5,093.00	5,093.00	5,093.00	
	Mailboxes	1450	145014		4,282.00	4,282.00	4,282.00	4,282.00	
	Sidewalks	1450	145009		0.00	5,795.00	5,795.00	5,795.00	
	Erosion Control	1450	145013		0.00	1,395.00	1,395.00	1,395.00	
	Hand Rails Installation - ADA	1450	145015	2	0.00	3,950.00	3,950.00	3,950.00	
	Replace Water Heater Closet Doors-Exterior	1460	146002		5,000.00	2,025.00	2,025.00	2,025.00	
	Interior Paint - Occupied Units	1460		50	25,000.00	0.00	0.00	0.00	completed under MOD
	Heavy Gauge Window Screens - 2nd Floor	1460	146019	25	2,300.00	2,718.93	2,718.93	2,718.93	
	Kitchen & Bath Renovations	1460	146032	1	175,000.00	389,639.14	389,639.14	389,639.14	

	Appliances	1465	146501/2		0.00	9,299.00	9,299.00	9,299.00		
	replace AC in office	1475	147515	1	2,600.00	2,600.00	2,600.00	2,600.00		
TX 1-18	MANCHACA II									
	sidewalks	1450	145009		1,795.00	1,794.79	1,794.79	1,794.79		
	Tree Trimming	1450	145022		0.00	3,712.00	3,712.00	3,712.00		
	MOD	1460	146002		80,000.00	39,218.76	39,218.76	39,218.76		
TX 1-19	MANCHACA VILLAGE									
	Tree Trimming	1450	145022		0.00	5,238.00	5,238.00	5,238.00		
	kitchen/bath renovations	1460	146002		0.00	40,014.20	40,014.20	40,014.20		
	Appliances	1465	146501/2		23,617.00	23,617.30	23,617.30	23,617.30		
TX 1-20	RIO LADO									
	Tree Trimming	1450	145022		200.00	1,200.00	1,200.00	1,200.00		
	Locate Water Cutoffs	1450		90	13,500.00	0.00	0.00	0.00		
	Heavy Gauge Screens on 2nd Floor Windows	1460	146019		13,500.00	13,921.73	13,921.73	13,921.73		
	Bathroom Repairs	1460	146006	2	0.00	550.00	550.00	550.00		
	Upgrade to Building Code	1460	146017		0.00	1,850.00	1,850.00	1,850.00		
	Emergency Fire Repairs	1460	146045	1	0.00	5,420.00	5,420.00	5,420.00		
	termite treatment	1460	146052		0.00	4,650.00	4,650.00	4,650.00		
	Indiv. Electric Meter	1460		90	22,500.00	0.00	0.00	0.00		
	appliances	1465	146501/2		4,216.00	9,055.00	9,055.00	9,055.00		
TX 1-22	CORONADO HILLS									
	tree trimming	1450	145022		975.00	1,285.00	1,285.00	1,285.00		
	Mailboxes	1450	145014		0.00	3,815.00	3,815.00	3,815.00		
	Smoke Detectors	1460		48	19,000.00	0.00	0.00	0.00		
	Appliances	1465	146501/2		0.00	1,898.00	1,898.00	1,898.00		

TX 1-27	SCATTERED SITES								
	Termite Treatment	1460	146052		0.00	3,000.00	3,000.00	3,000.00	
	Fencing	1450	145004		0.00	1,343.05	1,343.05	1,343.05	
	Interior Painting - Occupied Units	1460		5	2,500.00	0.00	0.00	0.00	
	Burn Repair	1460	146003	1	4,630.00	4,630.00	4,630.00	4,630.00	
	Door Replacement	1460	146009		0.00	5,264.00	5,264.00	5,264.00	
	Furnace Repair/Replacement	1460	146031	2	0.00	4,500.00	4,500.00	4,500.00	
	Emergency Repairs - Water Supply Line	1460	146045		0.00	3,500.00	3,500.00	3,500.00	
	Appliances	1465	146501/2		1,898.00	219.00	219.00	219.00	
	GRAND TOTAL				2,453,170.00	2,453,170.00	2,453,170.00	2,453,170.00	

Annual Statement
Comprehensive Grant Program Part III: Implementation Table
TX 59P00170899 FFY 1999

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1408	3/31/2001	9/30/2002
1410	3/31/2001	9/30/2002
1430	3/31/2001	9/30/2002
1450	3/31/2001	9/30/2002
1460	3/31/2001	9/30/2002
1465	3/31/2001	9/30/2002
1470	3/31/2001	9/30/2002
1475	3/31/2001	9/30/2002

Performance and Evaluation Report

Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (exp
7/31/95)

PHA Name Housing Authority of the City of Austin		Comprehensive Grant Number Tx59P00150100		FFY of Grant Approved 2000	
___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number <u>X</u> Performance and Evaluation Report		___ Final Performance and Evaluation Report (As of 9/30/2001)			
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Fund	250,000.00	250,000.00	0	0.00
3	1408 Management Improvements	220,000.00	220,000.00	220,000.00	87,263.83
4	1410 Administration	239,500.00	239,500.00	239,500.00	167,862.91
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees amd Costs	75,000.00	75,000.00	65,525.55	65,525.55
8	1440 Site Acquisition				
9	1450 Site Improvement	774,000.00	635,742.36	237,594.00	201,022.00
10	1460 Dwelling Structures	1,069,770.00	1,165,180.64	701,140.64	208,959.05
11	1465 Dwelling Equipment - Nonexpendable	90,600.00	91,184.10	80,085.10	80,085.10
12	1470 Nondwelling Structures	266,000.00	267,321.79	52,071.79	52,071.79
13	1475 Nondwelling Equipment	173,468.00	214,409.11	156,512.86	129,812.86
14	1495 Relocation Costs				
15	1490 Replacement Reserve				
16	1502 Contingency				
17	Amount of Annual Grant	3,158,338.00	3,158,338.00	1,752,429.94	992,603.09
18	Amount of line 16 related to LBP Activities				
19	Amount of line 16 related to Section 504 Compliance	25,000.00	43,818.00	43,818.00	43,818.00
20	Amount of line 16 related to security	43,000.00	43,000.00	43,000.00	24,296.87
21	Amount of line 16 related to energy conservation	270,000.00	250,000.00	117,010.00	117,010.00

measures		
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report		
Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Pgms Admin. and Date	

form HUD-52837 (01/05/95)
ref Handbook 7485.3

**Annual Statement
Performance and Evaluation Report**

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

Part II : Supporting Pages
Capital Fund Program (CFP)

2000

Development Number/Name HA-Wide Activities	General Description of Major Categories	Internal Use Only Account Code	Account Number	Qty	Total Estimated Cost		Total Actual Cost			Status
					Original	Revised	Funds Obligated	Funds Expended	G/L ACCOUNTS	
PHA	OPERATING		1406		250,000.00	250,000	0.00	0.00		
	ADMINISTRATION		1410		239,500.00	239,500	239,500	167,862.91		
	Salaries, printing, advertising									
PHA	MANAGEMENT IMPROVEMENTS									
PHA	<u>Enhance Planning & Development Management</u>	140808 140809	1408		10,000.00	10,000	10,000	2,477.36		
	training, travel									
	MIS		1408		-	50,000.00	50,000.00	45,809.60		
	Hardware, software, training, technical support									
	upgrade computer system									

PHA	<u>Enhance Maintenance Operations</u>		1408		57,000.00	7,000	7,000	0.00	
	2-Way Radios								
	Training Maintenance Staff	140811							
	Phone/Fax Equipment		140812						
PHA	<u>Resident Initiatives</u>		1408		110,000.00	110,000	110,000	14,680.00	
	salaries								
	training-staff, residents programs-educational,								
	self sufficiency								
PHA	Drug elimination		1408		43,000.00	43,000	43,000	24,296.87	
	Sonitrol & Alarms								
PHA	FEES AND COSTS		1430		75,000.00	75,000.00	65,525.55	65,525.55	
	A/E prepare plans for bids								
	permitting & plan review								
PHA	SITE IMPROVEMENT								
	Tree trimming/removal & stump removal	145022	1450		170,000.00	156,385.70	75,000.00	9,955.00	
	Sidewalk Replacement	145009	1450		60,000.00	60,000.00	0.00	28,473.00	
	Hydrant Inspection/Repairs	145029	1450		34,000.00	34,000.00	8,650.00	8,650.00	
	misc ADA		1450		25,000.00	0.00	0.00	0.00	
PHA	DWELLING STRUCTURES								

	Fire Protection	146028	1460		-	854.10	854.10	854.10	
PHA	DWELLING EQUIPMENT								
	Appliances	1465	1465		90,600.00	90,600.00	79,501.00	79,501.00	
PHA	NONDWELLING STRUCTURES								
	Warehouse Finish Out & ADA		1470		202,500.00	202,500.00	0.00	0.00	
	Admin Bldg Repairs	147011	1470		-	4,995.00	4,995.00	4,995.00	
PHA	NON DWELLING EQUIPMENT								
	P&D Vehicle & Maintenance Vehicles	147570	1475		118,968.00	158,043.25	123,447.00	123,447.00	
	Maintenance Equipment	147505	1475		-	105.14	105.14	105.14	
TX 1-01	CHALMERS COURTS								
	Replace Water Lines & Locate Cutoff		1450	100%	120,000.00	120,000.00	0.00	0.00	
	Replace Clotheslines	145016	1450	100%	12,000.00	30,486.00	30,486.00	30,486.00	
	Paint Exterior	146002	1460	100%	160,000.00	12,089.30	12,089.30	12,089.30	moved to CGP99
	Replace/Repair HVAC in Community/Offices		1470		6,000.00	3,500.00	3,500.00	3,500.00	
	Office Renovations	147012	1470		-	5,425.00	5,425.00	5,425.00	
TX 1-02	ROSEWOOD COURTS								
	Replace Mailboxes	145023	1450	100%	15,000.00	9,020.00	9,020.00	9,020.00	
	Replace Clotheslines	145016	1450	100%	12,000.00	24,325.00	24,325.00	24,325.00	
	Handrailing at porch		1450		20,000.00	0.00	0.00	0.00	COMPLETED IN CGP99

	Replace Water Lines & Descale		1450	100%	160,000.00	111,412.66	0.00	0.00	
	Kitchen & Bath Renovations & Int. Paint	146032	1460	100%	383,270.00	562,170.00	562,170.00	155,488.41	
	BIO Fighter Equipment	147515	1475		-	1,431.00	1,431.00	1,431.00	
TX 1-03	SANTA RITA COURTS								
	Replace Clotheslines	145016	1450	100%	12,000.00	18,624.00	18,624.00	18,624.00	
	Exterior Painting		1460		-	85,500.00	85,500.00	0.00	MOVED FROM CGP99
	Electrical Circuit Replacement	147013	1470		-	5,162.09	5,162.09	5,162.09	
TX 1-04	MEADOWBROOK								
	Drainage Improvements		1450	200 lf	30,000.00	0.00	0.00	0.00	
	Bathroom Floor Repairs	146006	1460		-	275.00	275.00	275.00	
	Repairs at Family Learning Center		1470		15,000.00	15,000.00	2,250.00	2,250.00	
	Roofing & Interior Repair at Daycare	147015	1470		-	4,725.00	4,725.00	4,725.00	
TX 1-06	BOOKER T. WASHINGTON								
	Handrailings at porch		1450		20,000.00	0.00	0.00	0.00	COMPLETED UNDER CGP99
	Heater Repairs		1460	25%	10,000.00	6,700.00	0.00	0.00	MOVED TO CGP99
	Dryer connections		1460	100%	47,500.00	47,500.00	0.00	0.00	
	Kitchen cabinet repair/replacement	146003 146004	1460	2	-	3,377.24	3,377.24	3,377.24	
	Unit Modernization	146051	1460		-	4,450.00	4,450.00	4,450.00	
	Lighting Wiring	147013	1470		-	345.29	345.29	345.29	
TX 1-07	LAKESIDE APTS.								

	Closet Repairs	146017, 146024	1460		65,000.00	50,000.00	7,050.00	7,050.00		MOVED TO CGP99
	Elevator Upgrades		1460		-	200,000.00	0.00	0.00		MOVED FROM CGP99
	Wash & Paint Exterior & Clean Windows		1460		160,000.00	160,000.00	0.00	0.00		
	Laundry Room Painting	146051	1460		-	4,700.00	4,700.00	4,700.00		
	Replace Ceiling at Breezeway		1470		25,000.00	0.00	0.00	0.00		
	Replace Entry Outdoor Carpet		1470		2,500.00	0.00	0.00	0.00		
	Replace Doors	147008	1470		-	2,782.00	2,782.00	2,782.00		
	Upgrade Trash Chute	1470	1470		-	9,964.41	9,964.41	9,964.41		
	Service Boilers	147515	1475		-	4,829.72	4,829.72	4,829.72		
TX 1-08	SALINA APTS									
	Kitchen & Bath Renovations Exterior Paint		1460		20,000.00	0.00	0.00	0.00		
	Air Conditioner	146507	1465	1	-	584.10	584.10	584.10		
	Community Ctr ADA Bathroom renovation	147011	1470		-	6,928.00	6,928.00	6,928.00		
TX 1-09	GASTON PLACE									
	Elevator Upgrades		1450		50,000.00	58,860.00	58,860.00	58,860.00		
	Exterior Building Painting	145025	1450		-	5,250.00	5,250.00	5,250.00		
TX 1-10	BOULDIN OAKS									
	A/C repairs to Office & Community		1475		4,500.00	0.00	0.00	0.00		
TX-11	THURMOND HTS									

	Sewer Line Repairs		1450		34,000.00	0.00	0.00	0.00	MOVED TO CGP99
	Siding Repairs		1460	20%	45,000.00	0.00	0.00	0.00	
	Exterior Paint		1460	100%	75,000.00	0.00	0.00	0.00	
	Bathroom Floor Repairs	146006	1460		-	825.00	825.00	825.00	
	Office Renovations	147012	1470		-	3,745.00	3,745.00	3,745.00	
Tx1-12	GEORGIAN MANOR								
	Mechanical Closet/Code Upgrades	146006	1460		-	3,675.00	3,675.00	3,675.00	
TX1-13	GOODRICH								
	Erosion Control/Retaining Wall	145013	1450		-	7,379.00	7,379.00	7,379.00	
	Electrical Repairs		1460	100%	20,000.00	0.00	0.00	0.00	Completed under 99 CGP
TX 1-15	NORTHLOOP								
	Office Renovations	147012	1470		-	1,075.00	1,075.00	1,075.00	
	Replace/Repair Boiler		1475		50,000.00	50,000.00	26,700.00	0.00	
Tx 1-16	NORTHGATE								
	Community Center Renovations	147012	1470		-	1,175.00	1,175.00	1,175.00	
Tx-17	SHADOWBEND								
	Door Replacement	146009	1460		-	350.00	350.00	350.00	
	Handicap Ramp Installation - ADA	146010	1460	2	-	4,395.00	4,395.00	4,395.00	

TX 1-20	RIO LADO								
	Smoke Detectors		1460	100%	54,000.00	0.00	0.00	0.00	
	Emergency Repair to Bathroom Sewer Stack		1460		-	1,395.00	1,395.00	1,395.00	
	Bathroom Floor Repairs	146006	1460	20	-	5,225.00	5,225.00	5,225.00	
	Ceiling Repairs	146045	1460	1	-	1,700.00	1,700.00	1,700.00	
TX 1-22	CORONADO HILLS								
	Smoke Detectors		1460	100%	20,000.00	0.00	0.00	0.00	
	ADA Laundry		1470	1	15,000.00	0.00	0.00	0.00	
TX 1-27	SCATTERED SITES								
	Interior Repairs	146008 146040 146006	1460	2%	10,000.00	10,000.00	3,110.00	3,110.00	
	GRAND TOTAL				3,158,338.00	3,158,338.00	1,752,429.94	992,603.09	

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Table
TX 59P00150100 FFY 2000

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	3/31/2002	9/30/2003
1408	3/31/2002	9/30/2003
1410	3/31/2002	9/30/2003
1430	3/31/2002	9/30/2003
1450	3/31/2002	9/30/2003
1460	3/31/2002	9/30/2003

1465	3/31/2002	9/30/2003
1470	3/31/2002	9/30/2003
1475	3/31/2002	9/30/2003

Performance and Evaluation Report

Part I: Summary

Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp
7/31/95)

PHA Name Housing Authority of the City of Austin		Comprehensive Grant Number Tx59P00150101		FFY of Grant Approved 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <input checked="" type="checkbox"/> Performance and Evaluation Report <input type="checkbox"/> Final Performance and Evaluation Report (As of 9/30/2001)					
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operating Fund				
3	1408 Management Improvements	223,000.00	223,000.00	223,000.00	0.00
4	1410 Administration	273,300.00	273,300.00	273,300.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	75,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	418,400.00	418,400.00	0.00	0.00
10	1460 Dwelling Structures	1,752,438.00	1,752,438.00	0.00	0.00
11	1465 Dwelling Equipment - Nonexpendable	60,000.00	60,000.00	0.00	0.00
12	1470 Nondwelling Structures	215,000.00	215,000.00	0.00	0.00
13	1475 Nondwelling Equipment	130,181.00	130,181.00	0.00	0.00
14	1495 Relocation Costs	75,000.00	75,000.00	0.00	0.00
15	1490 Replacement Reserve				
16	1502 Contingency				
17	Amount of Annual Grant	3,222,319.00	3,222,319.00	496,300.00	0.00
18	Amount of line 16 related to LBP Activities				
19	Amount of line 16 related to Section 504 Compliance	26,500.00	26,500.00	0.00	0.00
20	Amount of line 16 related to security	80,000.00	80,000.00	0.00	0.00
21	Amount of line 16 related to energy conservation measures	500,000.00	500,000.00	0.00	0.00
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report					

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Pm Admin. and Date

form HUD-52837 (01/05/95)
ref Handbook 7485.3

**Annual Statement
Performance and Evaluation Report**

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

Part II : Supporting Pages
Capital Fund Program (CFP)

2001

Development Number/Name HA-Wide Activities	General Description of Major Categories	Development Account Number	Qty	Total Estimated Cost		Total Actual Cost			Status
				Original	Revised	Funds Obligated	Funds Expended	G/L ACCOUNTS	
PHA	ADMINISTRATION	1410		273,300.00	273,300.00	273,300.00			
	Salaries, printing, advertising								
PHA	MANAGEMENT IMPROVEMENTS								
	<u>Management Information System</u>	1408		50,000.00	50,000.00	50,000.00			
	Hardware, software, training, technical support upgrade computer system								
PHA	<u>Enhance Maintenance Operations</u>	1408		20,000.00	20,000.00	20,000.00			
	equipment, skills, training, automation preventative maintenance program								

PHA	<u>Enhance Planning & Development Management</u>								
	printer & computer upgrades, training, travel	1408		10,000.00	10,000.00	10,000.00			
PHA	<u>Resident Initiatives</u>	1408		100,000.00	100,000.00	100,000.00			
	salaries								
	training-staff, residents programs -educational,								
	self sufficiency								
PHA	<u>Drug elimination</u>	1408		43,000.00	43,000.00	43,000.00			
	Salaries, security								
PHA	FEES AND COSTS	1430		75,000.00	75,000.00				
	A/E prepare plans for bids								
PHA	SITE IMPROVEMENT								
	Tree trimming/removal & stump removal	1450		60,000.00	75,000.00				
	Sidewalk Replacement	1450		25,000.00	25,000.00				
	Parking & Drive Improvements	1450		50,000.00	50,000.00				
	Guttering & Drainage Improvements	1450		50,000.00	50,000.00				
	Playground & Equipment Upgrades	1450		10,000.00	10,000.00				
	ADA Improvements	1450		20,000.00	20,000.00				
	Fire Protection & Annual Hydrant Testing	1450		15,000.00	15,000.00				

PHA	DWELLING EQUIPMENT							
	Appliances	1465		60,000.00	60,000.00			
PHA	NONDWELLING STRUCTURES							
	Office Renovations & ADA	1470		200,000.00	200,000.00			
PHA	NON DWELLING EQUIPMENT							
	Maintenance Vehicles & Equipment	1475		130,181.00	130,181.00			
PHA	RELOCATION COSTS	1495		75,000.00	75,000.00			
TX 1-01	CHALMERS COURTS							
	Clothelines	1450		15,000.00	0.00			COMPLETED UNDER CFP00
	Interior Renovations (Phase I)	1460		400,000.00	400,000.00			
TX 1-02	ROSEWOOD COURTS							
	Interior Renovations (Phase I)	1460		400,000.00	400,000.00			
TX 1-03	SANTA RITA COURTS							
	Fencing	1450		30,000.00	30,000.00			
	Interior Renovations (Phase I)	1460		352,438.00	352,438.00			
TX 1-04	MEADOWBROOK							

	Landscaping, Erosion & Drainage Improvements	1450		100,000.00	100,000.00				
TX 1-05	BOOKER T. WASHINGTON								
	Siding Repairs/Replacements (Phase I)	1460		100,000.00	100,000.00				
	Erosion & Drainage Improvements	1460		15,000.00	15,000.00				
	Repair Heating Systems	1460		25,000.00	25,000.00				
	Replace Water Heaters	1460		5,000.00	5,000.00				
TX1-07	LAKESIDE APTS.								
	Paint Interior Walls	1460		50,000.00	50,000.00				
TX1-08	SALINA APTS								
	Interior Renovations	1460	32	60,000.00	60,000.00				
	Heavy Gauge Screen Doors	1460	32	10,000.00	10,000.00				
TX 1-09	GASTON PLACE								
	Interior Renovations	1460	100	53,000.00	53,000.00				
	Heavy Gauge Screen Doors	1460	100	10,000.00	10,000.00				
TX1-10	BOULDIN OAKS								
	Community Center Improvements	1470		15,000.00	15,000.00				
TX1-11	THURMOND HTS								

	Common Area & Playground Improvements (Phase II)	1450		25,000.00	25,000.00				
TX1-12	GEORGIAN MANOR								
	Electrical Upgrades	1460	94	10,000.00	10,000.00				
TX1-15	NORTHLOOP								
	Common Area Improvements	1450		10,000.00	10,000.00				
	Ventilation Improvements	1460		10,000.00	10,000.00				
TX 1-20	RIO LADO								
	Exterior Paint/Repairs	1460	90	200,000.00	200,000.00				
	Exterior Door Replacements (Entry/Stor./WH)	1460	100%	42,000.00	42,000.00				
TX1-22	CORONADO HILLS								
	Fencing	1460		10,000.00	10,000.00				
TX1-27	SCATTERED SITES								
	Exterior Paint	1450	5	7,000.00	7,000.00				
	Fencing Repairs	1450		1,400.00	1,400.00				
	GRAND TOTAL			3,222,319.00	3,222,319.00	496,300.00	0.00		

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Table
TX 59P00150101 FFY 2001

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1460	3/31/2003	9/30/2004
1465	3/31/2003	9/30/2004
1470	3/31/2003	9/30/2004
1475	3/31/2003	9/30/2004
1495	3/31/2003	9/30/2004