

PHAPLans

5YearPlanforFiscalYears2002 -2007
AnnualPlanforFiscalYear2002

TheHousingAuthorityoftheCityofSanAntonio
Version4
SubmittedJuly11, 2002(tx006v04)

1. Version1SubmittedApril17,2002
2. Version2 -Voided -Attachmentsnotsent
3. Version3SubmittedJune25,2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCEWITH
INSTRUCTIONSLOCATEDINAPPLI CABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: SanAntonioHousingAuthorityoftheCityofSanAntonio

PHANumber: TX006

PHAFiscalYearBeginning: 07/2002

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,
- Operation Center, 1310 South Brazos, 210/270 -9819
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including electronic 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)
Copies will be distributed electronically to the City of San Antonio

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)
- *Attachments (due to the volume) were not included but rather referenced as being available at the Housing Authority's Central Administrative Office, 818 South Flores, San Antonio, TX.*

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2007
[24CFRPart903.5]

A.Mission

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

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

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

B.Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
SAHA will continue to respond to all eligible voucher announcements. Applications will include the impact statements and internal plans for outreach and administration.
- Reduce Public Housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
SAHA will seek to supplement the needs of Public Housing residents through private and foundation funding opportunities, as well as state, local, and federal announcements.
SAHA submitted a Financial Proposal to leverage resources to expedite modernization of Public Housing units (December 2000). HUD approval pending.
- Acquire or build units or developments:
SAHA will work with local planning initiatives to increase affordable housing in the City of San Antonio, for example, through the City of San Antonio, HNAT, etc.
SAHA will conduct feasibility studies both for acquiring, and building units, and/or developments and/or properties, including costs and impacts.
Submission of the FY2001, HOPE VI application, targeting the Victoria Courts area.
- Other (list below)

This space intentionally left blank.

- ☒ PHAGoal:
 - Improve the quality of assisted housing

Objectives:

- ☒ Improve Public Housing Management: (PHAS score)
 - SAHA has received a PHAS score of **87.8** (standard performer) for the year ending June 30, 2001. Our goal for the fiscal year June 30, 2002 is 90 or better. We will work on improving our score by improving the fiscal conditions of four properties, as funds permit.
- ☒ Improve voucher management: (SEMAP score)
 - Continue implementation of new computer system, which allows for automatically tracking voucher issuance/lease updates.
- ☒ Increase customer satisfaction:
 - SAHA's Follow-up Action Plan to address areas which scored below HUD's/REAC threshold of 75%. Actions described are those that will be implemented during the calendar year 2001.
- ☒ Concentrate one effort to improve specific management functions:
[a] Enhance curb appeal of Developments; and [b] Reduction in response time to work orders). Through the Capital Fund Grant Program (CFP), 17 Public Housing Developments have been targeted across the city for site improvements and exterior renovations over a 5-year period. These activities are contingent upon securing all necessary approvals and the availability of federal funds; and [c] The San Antonio Housing Authority reorganized Property Management and Maintenance Operations into one Division to facilitate performance and team work between the two. Accountability reports for site-based performance are reported monthly to the Board of Commissioners.
- ☒ Renovate or modernize Public Housing units:
Through the CFP, 80 Public Housing units have been targeted across the city for modernization and 785 Public Housing units for interior rehabilitation to dwelling structures and/or common areas (common space, offices, hallways, and laundry rooms). Interior rehabilitation will also include installation of Automatic Fire Sprinkler Systems. In order to comply with Section 504 requirements, a total of 204 Public Housing units will be converted to ADA compliant units in a period of 3 years starting with FY2001, (all of the above is over a 5-year period). These activities are contingent upon securing all necessary approvals and the availability of federal funds.
- ☒ *Demolish or dispose of obsolete Public Housing:*
SAHA submitted complete viability studies for all Public Housing Developments in compliance with the QHWRA. SAHA is now in the process of determining the feasibility of demolishing 2,915 Public Housing units throughout the city. Our

goal is to demolish 42% (1,224 units) of these units within a 5 -year period. Depending on the study results, demolition is contingent upon securing all necessary approvals and the availability of federal demolition and replacement housing funds.

Demolition is completed for Springview, Mirasol, Rex, and Alazan (parcel).

- Disposition (Already approved HOPEVI)
 - Springview (Option to dispose of a portion of the property)
 - Mirasol (Option to dispose of a portion of the property)
 - Rex (Option to explore the possibility of disposition)
 - Alazan (Option I, to lease a parcel of the property, for an established fee; Option II, dispose of a parcel of the property. 2 Disposition applications were submitted to HUD, Fall 2000. SAHA is awaiting approval to proceed with plan.)
- Disposition (Feasibility Study has been completed. Staff is currently reviewing the Study.)
 - Victoria Plaza
 - Sutton Homes
 - For Victoria Plaza and Sutton Homes the Housing Authority reserves the right to dispose; demolish; and/or both contingent on the findings of the Feasibility Study.
- Demolition
 - Victoria Courts (Completed 1/2001)
- Demolition and/or Disposition (Any future HOPEVI sites)
 - Victoria Plaza
 - Cassiano Homes
 - Lincoln Heights Courts
 - Wheatley Courts
 - Sutton Homes

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

Provide replacement Public Housing:

Victoria Courts, which consisted of 660 Public Housing units, received a HOPE VI grant for demolition activities. (Demolition completed as of 1 -2001) This site is being targeted for replacement housing contingent upon the availability of replacement housing funds.

SAHA will seek HOPEVI funds for 1:1 replacement (Super NOFA FY2002)

Provide replacement vouchers:

Other: (List below)

- Sites to be explored as future HOPEVI sites, Victoria Plaza; Sutton Homes; Cassiano Homes; Wheatley Homes; and Lincoln Heights. Any future HOPEVI sites may be considered for disposition; may be considered for demolition; and/or may be considered for both.

PHAGoal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach effort to potential voucher landlords:
Annually, mail letters describing the Section 8 Program to all apartment complexes and property management companies in San Antonio. Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections. The Housing Authority plans to open the Section 8 waiting list this year for the first time in many years.
- Increase voucher payment standards:
Payment standards are currently at 110% of the Fair Market Rent. Payment standards will be reviewed annually to determine if adjustments are required.
- Implement voucher Homeownership Program:
- Implement Public Housing or other Homeownership Programs:
SAHA is in the process of developing their Public Housing Homeownership Program.
- Implement public housing site -based waiting lists:
 - HUD has approved the site -based waiting list for the Moving To Work Program sites (Lincoln, Mission, and Wheatley). Policies are under development by HUD's consultants, Price Waterhouse Coopers, and are subject to review by HUD and the Housing Authority. Any approved policies will be made part of a new Voluntary Compliance Agreement under development, as of December 2000.
The new VCA, with HUD, will assist SAHA to ensure fair waiting list practices for all residents.
- Convert Public Housing to vouchers:
- Other: (List below)
Develop Assisted -Living Housing Facilities.

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

PHAGoal: Provide an improved living environment

Objectives:

- Even though the Housing Authority adopted the Designation Policy on June 30, 1999, Resolution 3057, and amended it attracting higher income households into lower income Public Housing Developments and vice versa, HUD's Final Rule on Designation/Income mixing is pending. The Housing Authority's policies may need to be revised once the Final Rule is issued.

- Implement measures to promote income mixing and adherence to the Voluntary Compliance Agreement executed in November 2001 in Public Housing by assuring access for lower income families into higher income developments: Admission and Occupancy Policies revised March 14, 2000, allows for at least 40% of incoming families to be extremely low income families. Housing Authority is exceeding requirement by 30% +. System of Family Choice of Rental Payment (Sec. 523) (Authority wide) and FSS Program offered Housing Authority wide serves to encourage families to move into higher income developments.

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

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities). HUD approved the Housing Authority's Plan (Designation Plan) with conditions, on June 22, 2000. SAHA is submitting a request for an extension to the Designated Housing in April, 2002. Out of a total of 33 developments, 19 developments are designated as "elderly only" and 14 developments will be operated as mixed developments (elderly and non -elderly). The designation plan will permit us to continue to meet the current demand for senior units.

- Other: (List below)
 - Provide specialty services for children, youth, senior citizens and persons with disabilities.
 - Promote education and training to create better employment opportunities through the use of internal and external sources. (For example, the establishment employment and education opportunities such as, an extension of the Alamo Community College District's, St. Philip's Southwest Campus, Training Facility in the Alazan -Apache Courts; and an on site Project Quest Program, etc.)

- Provide recreational and diverse cultural opportunities for residents.
- Promote safe neighborhoods through implementation of community initiatives (i.e. Cellular Patrol, Neighborhood Watch, etc.)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: SAHA will comply with the Section 3 regulations at 24 CFR Part 135 in connection with development/modernization contracts, thereby, increasing opportunities for employment of economically disadvantaged families. Goal attainment will be monitored through periodic reports from contractors.
- Provide and/or attract supportive services to improve recipients' employability: Housing Authority currently provides supportive services through partner agencies (locally based) involving child care, head start, job training, and job placement through on-site service offices located within Public Housing developments. These services are further leveraged through Hope VI CSS Program.
- Provide and/or attract supportive services to increase independence for the elderly or families with disabilities are provided through agencies such as Council on Independent Living Services, San Antonio Independent Living Services, and Hearing Impaired Association. These agencies provide assistance to overcome sight, hearing, and mobility impairments.
- Other: (List below)
 - Actively work with external organizations to pursue and achieve common goals.
 - Develop a process to outreach to and establish resident businesses.
 - Continue to work with the City of San Antonio's Department of Community Initiatives, to establish additional on-site Nutrition Sites for the elderly and disabled.

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:
 - *The Housing Authority and the Department of Housing and Urban Development (HUD) have executed a Voluntary Compliance Agreement to govern all Public Housing. The agreement was executed November 20, 2001 and an implementation is included as an attachment to this document. (Attachment tx006p01.pdf)*
 - Property Management will continue to distribute the HUD's Resident's Rights and Responsibilities brochure and will periodically include Fair Housing articles in our Resident's Newsletter.*

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, family status, and disability:
 - Continue conducting Housing Quality Standards Inspection to ensure Section 8 participants are leasing suitable housing.*
 - Continue to implement new inspections and rent reasonableness software in order to standardize the inspection process and offer comparable rent to landlords.*

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - *SAHA has developed a Modernization Plan for the conversion of additional units to comply with Section 504, which calls for additional accessible units at each development to meet the 5% access requirement and 2% hearing and physical impairment requirement.*
 - Market Public Housing that are specifically designed with handicap features to the clients served by COIL, San Antonio Independent Living, Center for Health Care Services, and house clients who have special needs.*

- Other: (List below)

Other PHA Goals and Objectives: (List below)

- 1. Become entrepreneurial and less dependent on federal funds.**
 - Leverage housing resources and funds through public/private partnerships.
 - Obtain the services of an Energy Performance Contract to improve energy efficiency and cost savings.
 - Create new revenue/income streams from marketing of services and products.
 - Maximize public funds through effective and efficient management and operating systems.
 - Identify and apply for public and private resources to expand services and finance capital improvements.

This space intentionally left blank

Annual PHA Plan
PHA Fiscal Year 2002
 [24CFR 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

[24CFR Part 903.79(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.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

	Table of Contents	<u>Page#</u>
Annual Plan		
i. Executive Summary		
ii. Table of Contents		
1. Statement of Housing Needs		5
2. Statement of Financial Resources		12
3. PHA Policies Governing Eligibility, Selection, and Admissions (Updated)		13
4. PHA Rent Determination Policies		24
5. Operations and Management		28
6. PHA Grievance Procedures		31
7. Capital Improvement Needs		31
9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities and Families with Disabilities		35
10. Conversion of Public Housing to Tenant-Based Assistance		37
11. Homeownership Programs Administered by the PHA		38
12. PHA Community Service and Self-Sufficiency Programs		40
13. PHA Safety and Crime Prevention Measures		44
14. Pet Policy		48
15. Civil Rights Certifications		49
16. Fiscal Audit		49
17. PHA Asset Management		50
18. Other Information		50

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (included in VCA Policy approved by HUD January 11, 2002)
- FY2000 Capital Fund Program Annual Statement (Attachment tx006a03.pdf)
 FY1999 Comprehensive Grant Program Annual Statement (Attachment tx006b03.pdf)
 FY2000 Replacement Housing Factor Program Annual Statement (Attachment tx006c03.pdf)
 FY2001 Capital Fund Program Annual Statement (Attachment tx006d03.pdf)
 FY1999 Replacement Housing Factor Program Annual Statement (Attachment tx006e03.pdf)
 FY2000 Replacement Housing Factor Program Annual Statement (Attachment tx006f03.pdf)
 FY2001 Replacement Housing Factor Program Annual Statement (Attachment tx006g03.pdf)
 FY2002 Replacement Housing Factor Program Annual Statement (Attachment tx006x03.pdf)
- Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Attachment tx006h03.pdf)
 FY2002 Capital Fund Program 5-Year Action Plan (Attachment tx006i03.pdf)
 Public Housing Drug Elimination Program (PHDEP) Plan
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment tx006j03.pdf)
 Other (List below, providing each attachment name)
- Community Service Plan and Policy (Attachment tx006k03.pdf)
 - Information on the Pet Policy (Attachment tx006l03.pdf)
 - Statement of Progress in Meeting 5-Year Plan Mission and Goals (Attachment tx006m03.pdf)
 - Resident Membership on the Governing Board (Attachment tx006n03.pdf)
 - Membership of the Resident Advisory Boards (Attachment tx006o03.pdf)
 - VCA (Attachment tx006p03.pdf)
 - Grievance Policy (Attachment tx006q03.pdf)
 - Homeownership (Attachment tx006r03.pdf)
 - Resident Advisory Board (Attachment tx006s03.pdf)
 - 2001 Public Hearing (Attachment tx006t03.pdf)
 - SAHA's Response to RAB Comments (Attachment tx006u03.pdf)
 - Copy of SAHA's Certification of Initial Voluntary Conversion Assessment (Attachment tx006w03.pdf)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans SAHA/HUD executed VCA Agreement
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction.	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board -approved operating budget for the Public Housing Program	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing De-concentration and Income Mixing Documentation: Section 8 PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies Resolution #3046 (Not required as per PIH Notice 99 - 51)
<input checked="" type="checkbox"/>	Public Housing rent determination policies, including the methodology for setting Public Housing Family Choice of Rental Payment (Sec. 523) <input checked="" type="checkbox"/> check here if included in the Public Housing A&O Policy	Annual Plan: Rent Determination Resolution #3074

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Schedule of Family Choice of Rental Payment (Sec. 523) offered at each Public Housing development <input checked="" type="checkbox"/> Check here if included in the Public Housing A&O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination Resolution #3079
<input checked="" type="checkbox"/>	Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public Housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the Public Housing A&O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<input type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of Public Housing	Annual Plan: Capital Needs
<input type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of Public Housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of Public Housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of Public Housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing, Submitted per revised conversion assessment requirement
<input checked="" type="checkbox"/>	Approved or submitted Public Housing home ownership programs/plans	Annual Plan: Homeownership
<input type="checkbox"/>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for Public Housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident-services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program PHDEP semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<input type="checkbox"/>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs N/A
<input checked="" type="checkbox"/>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	26,700	5	5	5	5	5	N/A
Income > 30% but ≤ 50% of AMI	20,418	5	5	5	5	5	N/A
Income > 50% but < 80% of AMI	31,413	5	3	3	2	5	N/A
Elderly	20,923	5	5	3	5	5	N/A
Families with Disabilities	309,998	5	5	4	5	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Family Type	Overall	Affordability	Supply	Quality	Accessibility
Families with Disabilities	309,998	5	5	4	5

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: Fiscal Year 2000 - 2004
**Complete by the City Community Development Department for SAHA*
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Public Housing Waiting List: (mo)/2001

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 Public Housing Waiting List

Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant - based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site - Based or sub - jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9,611		
Extremely low income <= 30% AMI	7,963	82.9%	
Very low income (>30% but <=50% AMI)	1,192	12.4%	
Low income (>50% but <80% AMI)	253	2.6%	
Families with children	4,567	47.5%	
Elderly families	417	4.3%	
Families with Disabilities	299	3.1%	
White Non -Hispanic	941	9.7%	
Race/ethnicity			

HousingNeedsofFamiliesonthePublicHousingWaitingList

Hispanic	7,564	78.7%	
BlackNon -Hispanic	1,079	11.2%	
American Indian/Native Alaskan	8	0.08%	
AsianorPacific Islander	19	0.2%	

CharacteristicsbyBedroomSize(PublicHousingOnly)			
0BR	146	1.5%	
1BR	2,919	30.3%	
2BR	3,734	38.9%	
3BR	2,367	24.6%	
4BR	387	4.0%	
5BR	55	0.06%	
5+BR	2	0.02%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenenclosed(#of months)?			
DoesthePHAexpecttoopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheSECTION8WaitingList

Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection 8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/sub -jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	6,251		21%
Extremelylow income<=30% AMI	5,251	84%	
Verylowincome (>30%but<=50% AMI)	993	15.89%	
Lowincome (>50%but<80% AMI)	7	.11%	

Housing Needs of Families on the SECTION 8 Waiting List

Families with children	5,626	90%	
Elderly families	321	5.14%	
Families with Disabilities	304	4.86%	
Non-Hispanic	1,295	20.72%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 33 Months Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- 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
The Housing Authority's current admission rate is 76% for families at or below 30% of the Area Median Income (AMI). It is expected that because 99% of families currently on the Public Housing waiting list fall within this range, we will continue to exceed the Federal Target for years to come.
Admission rate of families below 30% of AMI is being exceeded.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employment admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
Housing Authority's rent policies include adoption of "Tenant Choice" in rent payment, which includes provision for Family Choice of Rental Payment (Sec. 523), (Maximum rents payable by households) and under the Moving to Work Program (MTW), additional childcare allowance to reduce income open, which tenant's rent is based. Income disregards under MTW include interest on savings account and income of adults who are attending school fulltime.
- Housing Authority's rent policies
- Other: (list below)
Admission preferences aimed at assisting families pursuing self-sufficiency initiatives.

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
The Housing Authority has implemented a system of "flat rents," as required by the 1998 Housing Reform Law. Flat rents provide families incentives to increase their earnings and retain more of their earned income once 30% of their income is greater than the "flat rent." At the three "Moving to Work Program" developments, residents have a system of graduated/flat rents and a variety of income deductions and exclusions that go beyond those Federally mandated provisions that encourage and support work.
- Other: (list below)
The Housing Authority adopted local preferences on September 28, 1999 by Resolution Number 3068 to encourage work by families desiring to gain admissions to Public Housing. The Housing Authority is revising its Admission and Occupancy Policies but is maintaining a "Ranking Preference" known as an "Upward Mobility Preference (UMP). An UMP is granted to families with working members in the household or attending school or job training.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- 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.
Under the VCA, effective 11/20/01, SAHA has developed a Three -Year Plan that identifies Public Housing units to be retrofitted to meet HUD required 5% mobility impaired and 2% hear/sight impaired standard. Work on Plan commenced on April, 2001. The timeframes that assume continued HUD funding for SAHA capital improvements.
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
The Housing Authority partners with several community -based non-profit agencies that assist families with disabilities to improve their ability to live independently. These agencies include Council on Independent Living Services, San Antonio Independent Living, Center for Health Care Services, and Texas Rehabilitation Commission, etc. These agencies refer clients for housing and Agency provides supportive services. These

partnerships have been in existence for over 15 years. SAHA continues to work with Community-Based Organizations (CBOs) to educate the agencies on housing opportunities available to the disabled and handicapped populations.



Other:(list below)

Market units owned by SAHA's non-profit corporations and designated "elderly only," and Public Housing Developments with handicap features of families with disabilities. The reason for marketing these affordable housing units is to increase the opportunities available in this community to handicapped/disabled families.

Engage in proactive outreach to individuals and organizations, both public and private, and/or work with low-income persons with disabilities to create an ongoing resource for SAHA, as it endeavors to provide accessible housing to low-income families who need it. Such outreach includes keeping these individuals and organizations updated, with respect to the quantity and availability of accessible SAHA units, and seeking their input during SAHA's preparation of the Needs Assessment described in Section V.B.1.d. of the Voluntary Compliance Agreement.

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 show to have disproportionate housing needs. The Housing Authority is proposing to market Public Housing developments through newspaper ads, fliers, etc., as well as PSA's that have disproportionate housing needs. The Housing Authority identifies the disproportionate housing needs through an annual survey of all developments comparing ethnicity of residents at each development to the overall ethnicity of all Public Housing developments owned/operated. Based on a 2000 profile of Public Housing development population by head of household shows that the disproportionate housing needs exist amongst African-American and Anglo population. Under the VCA, a local preference, called the desegregative preference, will be adopted for applicants willing to accept units at racially/ethnically concentrated sites where their race/ethnicity does not predominate.



Other:(list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply



Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. SAHA will counsel all program participants as to location of units outside of areas of poverty or minority concentration. Maps indicating the areas outside of poverty and minority concentration will be provided to each participant.



Market the section 8 program to owners outside of areas of poverty/minority concentrations. Annual mailing of letters describing the Section 8 Program to all apartment complexes and property management companies in San Antonio. The letters will indicate the need for housing outside of area of poverty/minority concentration. Require Housing

Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.

Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthestrategiesitwill pursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extent to which particular housing needs are met by other organizations in the community.
SanAntonio,unlikemanycities,hasanumberofagenciesfocusingonthehousingneeds oflow-incomefamilies.However,theytendtofocusmoreonmoderatelylowincome.
- Evidenceofhousingneeds,asdemonstratedintheConsolidatedPlanandother informationavailabletothePHA.
TheConsolidatedPlandemonstratesahugeneedforaffordablehousingtoverylowand low-incomepeopleinSanAntonio.
- InfluenceofthehousingmarketonPHAprograms
Thehousingmarketcaterstomoderateorhigh-incomepeople.
- Communityprioritiesregardinghousingassistance
- Resultsofconsultationwithlocalorstate government.
TheCityofSanAntoniohascompletedareviewofitshousingstrategytoidentifyneed, effectiveness, and to identify methods to eliminate duplication amongst governmental agencies and believes that many housing strategies can be consolidated through government agencies, including SAHA. That same study found SAHA to be efficient in delivering quality housing in efforts to meet the needs in the housing strategy. SAHA is in consultation with Housing Neighborhood Action Team (HNAT) and the Housing Task Force and has succeeded in having the impact fees waived, at the rate of approximately \$400,000, annually (local consultation).
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

2. StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederalpublichousing andtenant-basedSection8assistanceprogramsadministeredbythePHAduringthePlanyear.Note:thetable assumesthatFederalpublichousingortenantbasedSection8assistancegrantfundsareexpendedoneligible purposes;therefore,usesofthesefundsdneednotbestated.Forotherfunds,indicatetheuseforthosefundsasone ofthefollowingcategories:publichousingoperations,publichousingcapitalimprovements,publichousing safety/security,publichousing supportiveservices,Section8tenant-basedassistance,Section8supportiveservices orother.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	13,573,281	
b) Public Housing using Capital Fund	13,131,929	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	59,301,922	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,516,899	
g) Resident Opportunity and Self-Sufficiency Grants (pending applications)	801,315	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below) ROSS	\$500,000	Public Housing Supportive Services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds	4,845,431	PH Capital Improvement
HOPEVI	13,388,655	PH Capital Improvement
PH Drug Elimination Program	2,200,265	PH Safety/Security
PH Service Coordinator Program	0	PH Supportive Service
3. Public Housing Dwelling Rental Income	9,378,050	PH Operations
4. Other income (list below)		
Other income from affiliates	69,900	Affiliate Operations
Interest on General Funds	38,700	PH Operations
5. Non-federal sources (list below)		
Sales and Services to Tenants	218,450	PH Operations
Net Operating Income	2,466,957	Affiliate Operations
Total Resources	120,931,754	

3. PH Policies Governing Eligibility, Selection, and Admissions (Updated)
[24CFR Part 903.79(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: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

- *The Housing Authority and the Department of Housing and Urban Development (HUD) have executed a Voluntary Compliance Agreement to govern all Public Housing. The agreement was executed November 20, 2001 and an implementation is included as an attachment to this document. (Attachment tx006p01.pdf)*

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

Credit

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

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

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

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

(2)WaitingListOrganization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list.
(Established per the HUD -approved Voluntary Compliance Agreement effective 11/20/01). SAHA is utilizing the Tenant Selection Areas (TSA's) community -wide list to fill Public Housing unit vacancies since on or about March 1, 2002.
 - Sub-jurisdictional lists (Per the TSA's described in the VCA)
 - Site-based waiting lists
 - Other (describe)

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

- PHA main administrative office. Applicants may apply by phone or mail. All applications will be processed centrally at SAHA's Admission and Occupancy Department.
- PHA development site management office
- Other (list below)
 - Section 8 New Construction Developments utilize Site Based Waiting Lists.

c. If the PHA plan to operate one or more site -based waiting list 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? N/A

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? N/A

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

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

- 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 the list 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 or individuals with annual income below 30% of median area income? Admissions rate of families below 30% of AMI is being exceeded.

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Requested accommodations pursuant to Section 504, ADA, and FEMA.
- Administrative reasons determined by the PHA (e.g., to permit modernization work) Justifiable reasons include relocation of residents through transfer to allow for modernization of a development/units and to allow for correction of any hazards --safety related.
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

"Desegregative Preference" is the only "Local Preference" to be established with respect to admissions.

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)
(Ranking Preference)

- Victims of domestic violence
(Ranking Preference)
- 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
(Ranking Preference)
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
(Ranking Preference)
- 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)
First Available Unit
Preference willing to accept units as a de-segregative preference

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. Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 3 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
- 3 Those enrolled currently in educational, training, or upward mobility programs
(Ranking Preference)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
(50% to 80% of AMI)
- Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

According to SAHA's VCA Agreement – The Ranking Preference order is as follows:

1. Desegregative Preferences

- 1a. Desegregative - First Available
- 1b. Desegregative - Displaced
- 1c. Desegregative – Upward Mobility / (20 hours/week, or employed, or in school)
- 1d. Desegregative – All other Desegregation Applicants who qualify for Desegregation, but not under 1b - 1c alone.

2. Non -Desegregative Preferences

- 2a. Non-Desegregative First Available
- 2b. Non-Desegregative - Displaced
- 2c. Non-Desegregative – Upward Mobility 20 hours/week, or employed, or in school)
- 2d. Non-Desegregative – All other Non -Desegregation Applicants who do not qualify for any of 2a - 2c, above.

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Among applicants with the same local and ranking preferences, applications will be sorted based on ranges of income.

Extremely low -income families with incomes between 0% and 30% of area median income (this group shall constitute at least 40% of all admissions in any year).

Very low and low -income families with incomes between 31% and 80% of area median income (the target for this group is 60% of all admissions in any year).

Not applicable:

The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Resident Handbook, Resident Newsletter
Voluntary Compliance Agreement

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes

- Atfamilyrequestforrevision
- Other(list)
Policiesarebeingfollowed

(6)DeconcentrationandIncomeMixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

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

Other (list policies and development targeted below)
As units turnover at properties with predominately higher average incomes, incentive transfers shall be offered to qualified extremely low families that have been on the transfer waiting list the longest.

As units turnover at properties with predominately extremely low -average incomes, higher-income families from higher -income properties will be offered voluntary transfers to be accompanied by a deduction of 25 percent of the family's earned income, so long as they remain at the extremely low -income property.

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

As units turn over at properties with predominately higher average incomes, incentive transfers shall be offered to qualified extremely low families that have been on the transfer waiting list the longest.

As units turn over at properties with predominately extremely low average incomes, higher income families from higher income properties will be offered voluntary transfers to be accompanied by a deduction of 25 percent of the family's earned income, so long as they remain at the extremely low -income property.

Other (list below)

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

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

List (any applicable) developments below:

Developments to attract higher income families

Alazan, Cassiano, Highview, Lincoln, San Juan Homes, Sutton Homes, Villa Veramendi Homes, Wheatley Homes

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

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

List (any applicable) developments below:

Cheryl West Apartments, Beldon Apartments, Pin Oak II, Shaley Apartments, Village East Apartments

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)

Screen to see if the applicant owes the Housing Authority money or if the applicant has been previously evicted from Public Housing.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:
Vouchers are initially issued for 120 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
-Welfare to Work
-Disabled persons or family with a disabled member
-Family Self-Sufficiency
-Victims of Domestic Violence
-Moving to Work

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

soon. 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.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 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 reprisal or hate crimes
- Other preference(s) (list below)
 - 1 -Welfare to Work
 - 1 -Disabled persons or families with a disabled member
 - 1 -Family Self-Sufficiency
 - 1 -Victims of Domestic Violence
 - 1 -Moving to Work

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 preference 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 admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

- Through published notices
- Other (list below)
Contacts referral agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.79(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.)
Discretionary Policies include additional childcare deductions and income disregard for (3) MTW sites only: Lincoln, Wheatley, and Mission Park.
Discretionary policies above are being administered at MTW sites.

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?

PHA is following minimum rent policy and granting hardship exemptions where residents are determined eligible.

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? See Item 10 of the Admissions and Occupancy Process Section 10A & D, Page 38.

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

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

For the earned income of a previously unemployed household member
Exclusion of annual income for previously unemployed persons will be consistent with the requirements outlined in 24 CFR, Parts 5, 880, et al, Final Rule dated 03/29/00 subsection 960.255 for all Public Housing developments, except for MTWP Program sites (Lincoln, Wheatley, and Mission Park). [1]

For increases in earned income
Exclusions--Income of family members who become employed after having been unemployed for 3 months; income of residents, whether dependent or head of household (age 19 -25 years) who is enrolled in a minimum of (6) college hours or in an equivalent at an institution of higher learning. [2]

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:

Earned income of family members will be excluded from the rent determination up to 18 months after the date of initial employment. This applies only to family members who become employed after having been unemployed for a period of 3 months. (Refer to [1] above)

For household heads [2]

For other family members [2]

For transportation expenses

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

Other (describe below)

Deduction for child support payments, not to exceed \$480 per child. This provision applies to all Public Housing Developments.

Additional child care deductions of \$480 per child at Moving -To-Work sites only (Lincoln, Wheatley, and Mission).

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) -select one)
- Yes for all developments
 - Yes but only for some developments
 - No

2. For which kinds of developments are ceiling rents in place? (select all that apply) **(Not Applicable)**
- For all developments
 - For all general occupancy developments (not elderly or disabled or elderly only)
 - For specified general occupancy developments
 - For certain parts of developments; e.g., the high-rise portion
 - For certain size units; e.g., larger bedroom sizes
 - Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) **(Not Applicable)**
- Market comparability study
 - Fair market rents (FMR)
 - 95th percentile rents
 - 75 percent of operating costs
 - 100 percent of operating costs for general occupancy (family) developments
 - Operating costs plus debt service
 - The "rental value" of the unit
 - Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Anytime the family experiences an income increase
 - Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 - Other (list below)
Anytime there is a decrease in family income and/or change in family composition.

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

No individual savings accounts have been established.

(2) Flat Rents

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

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Flat rents have been established based on market rates for each development and single family homes and are part of the *tenant choice rent setting procedure*.
- 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(listbelow)

(2)MinimumRent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See File Name TX006)
- A brief description of the management structure and organization of the PHA follows:
A President and Chief Executive Officer (CEO), who answers directly to the Board of Commissioners and serves as Secretary to the Board, oversees SAHA's management. Legal services are provided by outside General Counsel who are hired by the Board.

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

*Human Resources – Conducts personnel and risk management operations.
Grants Development – Prepares, and submits grant proposals, leverages resources, and coordinates related special initiatives.
Communications – Develops public relations campaigns and serves as liaison with the media.
Real Estate – Provides real estate services in accordance with the Relocation Act.
Legal Services – Provides legal advice to in-house staff.*

II. The next level of management is the Chief Operations Officer (COO) who is responsible for the supervision of most of the operational departments.

A Vice President manages each department under the COO's supervision. The Department's include:

***Property & Facility Management** – oversees the management of Public Housing and the Non-profit developments; **Maintenance Operations** – provides preventive maintenance, customer maintenance service to all SAHA facilities, trades, and vehicle fleet.*

Housing Assistance Programs – Administers Section 8 and Leased Housing Programs.
Architectural & Construction Services – Oversight of structural construction and rehabilitation services.
Development & Asset Management – Administers HOPEVI grants and develops non-PHA affordable housing.
Fiscal Department – Performs accounting and financial services.
Procurement Services – Conducts inventory and purchasing activities.
Security Services – Provides security and property protection services.
Information Services – Maintains computerized information systems.
Community Initiatives – Supportive Services to Public Housing residents.
Intergovernmental Affairs.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 7 -1-02*	Expected Turnover
Public Housing	4,839	1,500
Section 8 Vouchers	10,091	1,500
Section 8 Certificates	0	0
Section 8 Mod Reha b	518	100
Special Purpose Section 8 Certificates/Vouchers (list individually)	656	100
Public Housing Drug Elimination Program (PHDEP)	3,734	N/A
Other Federal Programs (list individually) Senior Services Coordinator Program	2,300	550
FSS Program, One -Strike Policy ,Lease Addenda	1,100	110

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)

A. Admissions and Occupancy Policy:

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

- a. *Lease Agreement (to include addendum’s for the Moving to Work Program).*
- b. *Schedule of Charges*
- c. *Rent Collections*
- d. *Pet Policy*
- e. *One-Strike Policy*

- f. *CommunityService/Self -Sufficiency*
- g. *LawnCare*
- h. *PestControl*
- i. *Site-BasedManagementBookGuide*
- i. *MaintenancePlan*
- j. *HousekeepingStandards*
- k. *FacilityIntegrityandWaterConservation*

AOPswereadoptedApril5, 2000andcontainsinformationcoveringitemsa -jabove,excluding areallpartoftheAOP. 'G'ispartofmaintenanceprocedures.Incompliancewiththerecently executedVCA. SAHAisintheprocessofadoptingrevisedAOPsthatarebeingreviewedwith thisAgencyPlan.

- B.** FamilySelf -sufficiencyManual
DescribestheFSSProgram,itservicesandprogramsprocedures.
(RefertotheSupportiveServicesAttachment)
- C.** SeniorServicesProgramManual
Describesservicesprovidedbythisprogram.
(RefertotheSupportiveServicesAttachment)
- D.** SportsandRecreationProgramManual
DescribeServicesandproceduresfortheSport'sProgram
(RefertotheSupportiveServicesAttachment)
- E.** EconomicSelf -sufficiencyProgramManual
DescribesservicesandproceduresfortheEconomicDevelopmentProgram.
(RefertotheSupportiveServicesAttachment)

(2) Section8Management:(Listbelow)

- *One-StrikePolicy*
- *RentDetermination(paymentstandards),Policies,Resolution#3079*
- *Section8AdministrativePlan(DraftJuly,1999)*

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

SAHA has revised the Grievance Policy in collaboration with the RAB for adoption and implementation in this year's Policy & Procedures. (Attachment tx006q01.pdf)

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

- PHA main administrative office
- *San Antonio Housing Authority, Public Housing Administrative Office for Informal Settlement of Grievances*
- PHA development management offices
- *Housing Authority main Administrative Office, Legal Department for a hearing*
 - *Contact any development management -staff persons*
 - *Contact Area Managers at the Operations Center, 1310 South Brazos*
- 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices 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)
- Legal Department

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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)CapitalFundProgramAnnualStatement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **HUD-52837(TX006i03)**

-or-

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

(2)Optional5 -YearActionPlan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **HUD-52834(See Attachment TX006i03.)**

-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 there)

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

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

Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: *Mirasol, Spring View*

2. Development (project) number: *TX59URD006I95 & TX59URD006I94*

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

Revitalization Plan under development

Revitalization Plans submitted, pending approval

- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlanunderway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- *Victoria Courts (TX59P006003)*

Yes No: d) Will the PHA be engaging in any mixed-financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

- *Victoria Courts (TX59P006003)*
- *Wheatley Courts*
- *Lincoln Courts*

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- *Victoria Courts (TX59P006003)*
- *Cheryl West (TX59P006034)*
- *Replacement Housing, 4 units*
- *Dispersed Housing (TX59P006037)*
- *4903 Waycross, 1 unit*
- *Bond financing using capital fund to pay debt service*
- *Acquisition line of credit to create mixed-income developments*

8. Demolition and Disposition

[24CFR Part 903.79(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.)

Refer to the Activity Description Chart

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Cheryl West (1 unit)
1b. Development (project) number: TX59P006034

2. Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/> (NA)deminimisexception
4.Dateapplicationapproved,submitted,orplannedforsubmission:
5.Numberofunitsaffected:4units
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:6/01/02 b.Projectendedndateofactivity:8/01/02

Demolition/DispositionActivityDescription	
1a.Developmentname:DispersedHousing	
1b.Development(project)number:TX59P006037(1unit)	
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/> (N/A)deminimisexception	
4.Dateapplicationapproved,submitted,orplannedforsubmi	ssion: NA

5. Number of units affected: 1 unit
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/01/02 b. Projected end date of activity: 8/01/02

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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 onl y 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:	<u>See following Table A</u>
1b. Development (project) number:	<u>See following Table A</u>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> 1,748 --- 19 Developments Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> 651 units --- 14 Developments
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	05/1995:

Revised: (05/16/00)

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously approved Designation Plan?

HUD approved the Housing Authority's Plan (Designation Plan) with conditions on June 22, 2000. The conditions were satisfied and SAHA is awaiting a final approval, as of December 12, 2001. SAHA is requesting an extension in April, 2002. Nineteen developments (1,748 units) out of a total of 33 senior developments are designated as "elderly only" and 14 developments (651) will be operated as mixed developments (elderly and non-elderly). The Designation Plan will permit us to continue to meet the current demand for senior units.

6. Number of units affected:

7. Coverage of action (select one)

Part of the development

Total development

SAHA has received tentative approval of the revised Allocation Plan. The Plan includes 1,748 units designated as elderly only and 651 units for mixed families (elderly and non-elderly handicapped/disabled). We are awaiting formal approval from HUD's Special Application Center.

**TABLE A
SAN ANTONIO HOUSING AUTHORITY
DESIGNATED ELDERLY DEVELOPMENTS**

Property Name	Project Number	Number of Units
Escondida	TX6 -33A	20
Blanco	TX6 -29	100
Kenwood North	TX6 —39	53
H.B. Gonzalez	TX6 -51	51
Villa Tranchese	TX6 -19	201
Villa Hermosa	TX6 -22	66
Parkview	TX6 -27	154
College Park	TX6 -26B, 6 -36	80
San Pedro Arms	TX6 -41	16
Marie McGuire	TX6 -48	63
Le Chalet	TX6 -33B	34
Victoria Plaza	TX9 -18	185
Lewis Chatham	TX6 -30	119
OP Schnabel	TX6 -59	70
Lila Cockrell	TX6 -58	70
Fair Avenue	TX6 -28	216
Pecan Hill	TX704 Section 8 New Construction	100
Pin Oak I	TX703 Section 8 New Construction	50
Sunshine Plaza	TX702 Section 8 New Construction	100
Total		1,748

UNDESIGNATED ELDERLY DEVELOPMENTS

Property Name	Project Number	Number of Units
Tarry Towne	TX6 -26A	99
Williamsburg	TX6 -33C	15

Madonna	TX6 -32A	60
SaharaRamsey	TX6 -32B	16
Col.GeorgeCisneros	TX6 -54	55
JewettCircle	TX6 -38	75
W.C.White	TX6 -42	75
SunParkLane	TX6 -23	65
LindaLou	TX6 -26C,6 -33B	10
Midway	TX6 -40	20
WilliamSinkin	TX6 -52	50
MattGarcia	TX6 -55	55
ReymundoRangel	TX6 -129	26
SouthSan	TX6 -130	30
Total		651

All Properties listed above, are Low Income Public Housing Developments with the exception of the 3 properties identified as Section 8 New Construction.

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

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

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

SAHA has attached a copy of the Voluntary Initial Assessment as file attachment tx006w01.pdf

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

Homeownership Plan, (Attachment tx006r01.pdf) --- Section 8 Department is exploring the viability of utilizing 50 to 100 vouchers in a Section 8 Homeownership Program. If viable, a Program will be developed and implemented in the next 12 months.

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Mirasol
1b. Development (project) number:	TX59URD006I195
2. Federal Program Authority:	<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted , pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(11/15/99)
5. Number of units affected:	152
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Spring View
1b. Development (project) number:	TX59URD006I194
2. Federal Program Authority:	<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input checked="" type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (11/15/99)</p>
<p>5. Number of units affected: 50</p> <p>6. Coverage of action: (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

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 performance status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 Homeownership option?

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? Under development, with Program Viability Review.

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/04/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social Self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHAMain office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Parent Child Inc. -Headstart program & Health	150	Waiting List	Onsite @ PHA Developments	Both
Victory Outreach -Counseling & Referrals	150	Other Walk -In	Onsite @ PHA Developments	Both
Ella Austin Comm.Center -Ed.& Health	50	Waiting List	Onsite @ PHA Developments	Both
AVANCE-Parenting & Ed.	360	Waiting List	Onsite @ PHA Developments	Both
YWCA-Childcare, Volunteer Prog.	100	Waiting List	Onsite @ PHA Developments	Both
ROAD Centers -Self -Suff., Empl., & Job Readiness	3,000	Other Walk -In	Onsite @ PHA Developments	Both
SAHA-FSS -Self -Sufficiency	800	Other Voluntary Prog.	PHAMain Office Housing Mgmt. Division & onsite @ PHA Developments	Both
SAHA Econ. Development Program-Employment	12	Other Voluntary Prog.	PHAMain Office Housing Mgmt. Division & onsite @ PHA Developments	Both
SAHA Resident Empl. Program - Employment	250	Walk in	PHAMain Office Hum. Res. Division	Both
SAHA HOPE VICSS -Self -Sufficiency	400	Specific HOPE VIClients	PHAMain Office Housing Mgmt. Division	Both
SAHA Youth Sports Program	2,000	Specific PHDEP Participants	PHAMain Office Housing Mgmt. Division & onsite @ PHA Developments	Both
SAHA Senior Resident Svcs. - Assessments & Referrals	2,000	Specific: Elderly	PHAMain Office Housing Mgmt. Division & onsite @ PHA Developments	Both
City of San Antonio Children's Resources-Child Care Svcs.	15,000	Income Eligibility & Waiting List	SAHA Staff Referral or Walk -in	Both
Job Corp -Education & Training	200	Referrals & Application	SAHA Staff for Juvenile Detention	Both
Project Quest, Inc. -Ed. & Empl.	2,000	Income Eligibility	SAHA Staff Referral or Walk -in	Both
Southwest School of Business & Technical Careers -Ed./Training	1,800	Income Eligibility & Waiting list	SAHA Staff Referral or Walk -in	Both
George Gervin Youth Center - Education	28	Other Walk-In	SAHA Staff Referral or Walk -in	Both
Adelante Academy -Education	95	Based on HS Credits	SAHA Staff Referral or Walk -in	Both
San Antonio College Women's Center -Ed. & Support Svcs.	125	Attending College	SAHA Staff Referral or Walk -in	Both

ProjectLearnToRead - Education	72	WaitingList	SAHAStaffReferral orWalk -in	Both
St.PhilipsCollege -Education	6,000	Application	SAHAStaffReferral orWalk -in	Both
MargaritaR.HuantesLearning& LeadershipDevelopmentCenter - Education	300	WaitingList	SAHAStaff,TDHS Referral	Both
PaloAltoCollegeUntapped Potential -Education	3,000	Application	SAHAStaffReferral orWalk -in	Both
ProjectSER -JobsforProgress - Empl.&Training	1,000	JTPAEligible& WaitingList	SAHAStaffReferral orWalk -in	Both
TEEXCareerAdvancement& AppliedTechnology -Empl.& Training	1,500	JTPAEligible& WaitingList	SAHAStaffReferral orWalk -in	Both
SavantTrainingAndTechnology -HealthcareTraining	75	Income Eligibility& WaitingList	SAHAStaffReferral orWalk -in	Both
USAA -Empl.&Self - SufficiencySupport	7,000	Basedon available positions	SAHAStaffReferral orWalk -in	Both
MarriotRivercenterPersonnel - Employment	3,500	Basedon available positions	SAHAStaffReferral orWalk -in	Both
PositiveSolutions -Employment	350	Income Eligibility	SAHAStaffReferral orWal k-in	Both
CenterforHealthServices - HealthServices	150	Referrals	SAHAStaffReferral orWalk -in	Section8
DwyerAvenueCenter - SupportiveService&Housing	104	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Section8
HouseofHOPE - Supportive Service&Housing	50	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Section8
VeteransAdministration SupportiveService&Housing	90	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Section8
TexasDepartmentOfProtective AndRegulat oryServices	300	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Section8
Healy-MurphyCenterInc. - Childcare	175	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Both
AlamoWorkforceDevelopment Inc.-Empl.&JobTraining	1,500	Referrals& IncomeEligible	SAHAStaffReferral orWalk -in	Both
SanAntonioSportsFoundation - Sports&recreation	1,500	Walk-ins	SAHAStaffReferral orWalk -in	PublicHousing
CityOfSanAntonio,ParksAnd Recreation-Sports&recreation	700	Walk-ins	SAHAStaff Referral orWalk -in	PublicHousing
GoodSamaritanCenter - Education(GED)	44	Walk-ins& Referrals	SAHAStaffReferral orWalk -in	Both
SouthwestWinnersFoundation - Training&Ed.(GED)	175	WaitingList& Referrals	SAHAStaffReferral orWalk -in	Both
PositiveBeginnings -Childcare andJobTraining/Employment	170	CCMSCertified &WaitingList	SAHAStaffReferral orWalk -in	Both
CarmeliteLearningCenter - Childcare	120	CCMSCertified &WaitingList	SAHAStaffReferral orWalk -in	Both
ParentAcademy -Pare nting Classes	15	Walk-ins	SAHAStaffforCourt ReferralorWalk -in	Both
LincolnCenter -AfterSchool Program	60	Walk-ins	SAHAStaffReferral orWalk -in	Both

Federal Bureau of Investigation (Welfare to Work) - Empl.	35	Referrals-35 Slot only	SAHA Staff & Agency Referrals	Both
---	----	------------------------	-------------------------------	------

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 31/10/01)
Public Housing	52	440
Section 8	903	276

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

- SAHA applied for and received a waiver of the minimum number of participants in the Section 8 FSS Program. For FYE 6/30/01 the minimum participation level was modified to 303 (SAHA achieved 304). For FYE 6/30/02 the minimum participation level is 504.

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 change 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 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a 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
Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicates the high level of criminal activity and around SAHA's Public Housing communities. The UCR indicates not only crimes specific to the developments but also crime adjacent to Public Housing developments.
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicates the high level of criminal activity and around SAHA's Public Housing communities. The UCR indicates not only crimes specific to the developments but also crime adjacent to Public Housing developments.
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
February 2000, HUD published its "In the Crossfire" report. Page 10 of the report indicates SAHA is one of 37 of the 55 agencies nationwide receiving PHDEP funding experiencing a crime reduction. The report further states the crime rate in SAHA Public Housing developments declined at a faster rate than the surrounding jurisdiction (City of San Antonio).
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

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

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

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

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N. Elmendorf

<i>CassianoHomes</i>	<i>2919S.Laredo</i>
<i>S.J.SuttonHomes</i>	<i>909Runnels</i>
<i>ParkSquareApartments</i>	<i>800E.Park</i>
<i>HighviewApartments</i>	<i>1351Rigsby</i>
<i>CrossCreekApartments</i>	<i>2818AustinHighway</i>
<i>MorrisC.BeldonApartments</i>	<i>7511Harlow</i>
<i>SanJuanHomes</i>	<i>300GanteWalk</i>

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

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

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

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

<u><i>Name of Development</i></u>	<u><i>Address</i></u>
<i>Alazan-Apache Courts</i>	<i>1011 S. Brazos</i>
<i>Wheatley Courts</i>	<i>906 N. Mittman</i>
<i>Lincoln Heights Courts</i>	<i>1315 N -Elmendorf</i>
<i>Cassiano Homes</i>	<i>2919 S. Laredo</i>
<i>S. J. Sutton Homes</i>	<i>909 Runnels</i>
<i>Park Square Apartments</i>	<i>800 E. Park</i>
<i>Highview Apartments</i>	<i>1351 Rigsby</i>
<i>Cross Creek Apartments</i>	<i>2818 Austin Highway</i>
<i>Morris C. Beldon Apartments</i>	<i>7511 Harlow</i>
<i>San Juan Homes</i>	<i>300 Gante Walk</i>

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)

<u><i>Name of Development</i></u>	<u><i>Address</i></u>
<i>Alazan-Apache Courts</i>	<i>1011 S. Brazos</i>
<i>Wheatley Courts</i>	<i>906 N. Mittman</i>
<i>Lincoln Heights Courts</i>	<i>1315 N-Elmendorf</i>
<i>Cassiano Homes</i>	<i>2919 S. Laredo</i>
<i>S.J. Sutton Homes</i>	<i>909 Runnels</i>
<i>Park Square Apartments</i>	<i>800 E. Park</i>
<i>Highview Apartments</i>	<i>1351 Rigsby</i>
<i>Cross Creek Apartments</i>	<i>2818 Austin Highway</i>
<i>Morris C. Beldon Apartments</i>	<i>7511 Harlow</i>
<i>San Juan Homes</i>	<i>300 Gante Walk</i>

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. Pet Policy

[24CFR Part 903.79(n)]

PET OWNERSHIP POLICY SUMMARY ¹

Each public housing unit can have use a maximum of one (1) cat OR one (1) dog (not both, and cannot exceed 20 pounds, or 12 inches tall). **Registration and deposit are required**. If a cat or dog is not registered to a unit, **either** a, or b below will be allowed: fish (aquarium not to exceed 10 gallons); OR a maximum of two (2) birds (caged); OR a maximum of two (2) rodents (caged, limited to guinea pigs, hamsters or gerbils) that are traditionally kept in the home for pleasure rather than for commercial purposes. **Registration is required, however, a deposit is NOT required**. This Policy does not apply to animals used by persons with disabilities. The resident must certify the person has a disability and the animal is trained to assist the disability. Chows, pit bulls, German police dogs or any other known fighter breed will NOT be allowed on the premises.

The pet must be registered with SAHA, a photo of the animal, and a \$200 pet deposit will be made to SAHA to cover any damages. The pet must receive a yearly inoculation certificate, from a licensed veterinarian, and wear a tag with pertinent information on the animal. This information will be updated annually. "Pet Agreement and Registration" must be signed by tenant, which stipulates rules to comply by for: pet violation procedures, violation meeting, and if violation occurs, a notice of pet removal. If the pet is not removed, an initiation procedure to terminate the pet owner's residency will commence. If pet owner is unable to care for the pet, SAHA will contact the party in the contract designated to care for the animal. If the pet poses a nuisance or threat to health or safety, the animal will be removed.

Pet owners will be responsible and liable for any and all bodily harm caused to other residents or individuals, and destruction of any personal property belonging to others caused by their pet. All pet rules apply to resident and/or resident's guests.

¹ The Housing Authority has adopted a Pet Policy. Reference to this policy is located in the AOP, Addendum

mJ.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

Civil Right and Certification

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

CERTIFICATION OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

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

Certification signature on file

January 31, 2002

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

Comments:

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: I sthe 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

[24CFR Part 903.79(q)]

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

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Boards?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (Attachment tx006s01.pdf)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

Note: The Presidents of the Resident Councils serve as the Council of President's Advisory Board, in compliance with 24 CFR 964. The Housing Authority has designated the Council of Presidents as the Resident Advisory Board, in compliance with this section .

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: (City of San Antonio, Texas)

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

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

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

D. Other Information Required by HUD

For the purpose of defining significant amendment and substantial deviation/modification to SAHA's Agency Plan, in compliance with HUD Policy, SAHA will resubmit the Agency Plan with the appropriate Public Hearing process and Board approval when the following occur:

- ***Change to Rent or Admission Policies or organization of the waiting list.***
- ***Addition of non -emergency work items (items not included in the current annual statement or Five -Year Plan) or change in the use of replacement reserve funds under the capital funding, when such change is in excess of 45% of the funds allotted in the Capital Fund Program or impacts more than 45% of the work items, as scheduled in the prior approved Five -Year or Annual Action Plan or statement.***
- ***Any change with regard to Demolition, Disposition, Designation, Homeownership Policy or unpublished conversion activities***
- ***Any change that results in more than 45% non -HUD mandated change to the operating fund by HUD. SAHA will inform and discuss the mandate with the RAB and include adequate information and subsequent submission of the Agency Plan.***

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

TABLE 29
FIVE YEAR CONSOLIDATED PLAN STRATEGY
PRIORITY 1 – RENTERS

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

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

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

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

Attachments

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

PHA Plan Table Library

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
		The Housing Authority submitted the						
		Conversion Assessment Report per HUD						
		Requirements earlier in 2001.						

SAN ANTONIO HOUSING AUTHORITY

Resolution No. 40-46

Resolution Approving the Operating Budget of the Public Housing Program,
of the Housing Authority of the City of San Antonio, Texas,
for the Fiscal Year Ending June 30, 2002.

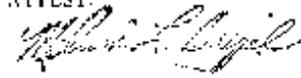
BE IT RESOLVED by the Commissioners of the Housing Authority of the City of San Antonio, Texas,
that the Operating Budget of the Public Housing Program for Fiscal Year Ending June 30, 2002, is
approved.

AND BE IT FURTHER RESOLVED that the Secretary is hereby authorized to certify as follows:

1. That the Board has reviewed the Operating Budget and has found:
 - A. That the proposed expenditures are necessary in the efficient and economical operation of the Public Housing Program for the purpose of serving low-income families.
 - B. That the financial plan is reasonable in that:
 1. It indicates a source of funding (income) adequate to cover all proposed expenditures.
 2. It does not provide for use of Federal funding in excess of that payable under the provisions published in the Federal Register, Vol. 40, No. 74, April 16, 1985.
 - C. That all proposed rental charges and expenditures will be consistent with provisions of the last Annual Contributions Contract.
 - D. That no San Antonio Housing Authority employee's time reflected in the Operating Budget as serving in a variety of positions will exceed 100% of the allocation of his or her time.
2. That the Housing Authority procedures ensure:
 - A. That at least once a year the incomes of families living in the Public Housing Program are reexamined.
 - B. That the length of time between the admission of a family subject to yearly examination and the first reexamination of such family is extended not more than eighteen months when necessary in order to fit the Authority's examination schedule.

PASSD AND APPROVED THIS 27th DAY OF JUNE 2001.

ATTEST:



MELVIN L. BRAZIER, SECRETARY



LUPITA GUTIERREZ, CHAIRPERSON