

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

PHA Plans

Five Year plan 2002 - 2006

Annual Plan for Fiscal Year 2002

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

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

PHA PLAN AGENCY IDENTIFICATION

PHA Name: Public Housing Authority of San Angelo, Texas

PHA Number: TX470

PHA Fiscal Year Beginning: (mm/yyyy) 10/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA
115 West 1st Street, San Angelo, TX 76903- To be moved and consolidated with PHA Development offices at a new Central Location located at 106 S. Chadbourne, San Angelo, TX 76903
- PHA development management offices
2621 Junius Street, San Angelo, TX 76901 (ACM Bldg)- To be moved and consolidated with Main Administrative Office at a new Central Location located at 106 S. Chadbourne, San Angelo, TX 76903.
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA
115 West 1st Street, San Angelo, TX 76903
- PHA development management offices
2621 Junius Street, San Angelo, TX 76901 (ACM Bldg)
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main administrative office of the PHA
115 West 1st Street, San Angelo, TX 76903
- PHA development management offices
2621 Junius Street, San Angelo, TX 76903 (ACM Bldg)
- Other (list below): Community Development – 115 West 1st St. San Angelo, Texas

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

ANNUAL PLAN TYPE:

Select which type of Annual Plan the PHA will submit.

- Streamlined Plan:**
- Standard Performing PHA**
 - Small Agency (<250 Public Housing Units)**
 - Administering Section 8 Only**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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ATTACHMENTS

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

Required Attachments:

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

Optional Attachments:

- PHA Management Organizational Chart *see ATTACHMENT C*
- FY 2002 Capital Fund Program 5 Year Action Plan *see) see ATTACHMENT I*
- Public Housing Drug Elimination Program (PHDEP) Plan. *see ATTACHMENT D*
- Comments of Resident Advisory Board or Boards
- Other (List below, providing each attachment name)

SUPPORTING DOCUMENTS AVAILABLE FOR REVIEW

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

Applies & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/> <input type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year & Annual
<input checked="" type="checkbox"/> <input type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year & Annual
<input checked="" type="checkbox"/> <input type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year & Annual
<input checked="" type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/> <input 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

Applies & On Display	Supporting Document	Applicable Plan Component
✓ <input type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓ <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓ <input type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓ <input type="checkbox"/>	Schedule of flat rents 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 type="checkbox"/>	Section 8 rent determination (pmt standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan <i>see ATTACHMENT B</i>	Annual Plan: Rent Determination
✓ <input 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 type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓ <input type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓ <input 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
N/A <input 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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A <input type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A <input type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A <input type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A <input type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A <input type="checkbox"/>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> included in the Section 8 Administrative Plan	Annual Plan: Homeownership

Applies & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/> <input type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/> <input type="checkbox"/>	FSS Action Plan for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/> <input type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input 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

1. STATEMENT OF HOUSING NEEDS

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Over all	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	2484	5	5	5	5	5	5
Income >30% but <=50% of AMI	1602	5	5	5	5	5	5
Income >50% but <80% of AMI	2661	5	5	5	5	5	5
Elderly	1404	5	5	5	5	5	5
Families with * Disabilities	4298	5	5	5	5	5	5
Hispanic	1802	5	5	5	5	5	5
Black	639	5	5	5	5	5	5
White	4245	5	5	5	5	5	5

What sources of information did the PHA use to conduct this analysis?

- Consolidated Plan of the Jurisdiction/s Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
see ATTACHMENT F
- American Housing Survey data Indicate year:
- Other housing market study Indicate year:
- Other sources: (list and indicate year of information) 1990
U.S. Census data: American Fact Finder, table D-2 (<http://factfinder.census.gov>)
see ATTACHMENT G

B-I. Housing Needs of Families on the PHA's Waiting List

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	148		60%
Extremely low income <=30% AMI	11	7%	
Very low income (>30% but <=50% AMI)	134	91%	
Low income (>50% but <80% AMI)	3	2%	
Families with children	97	66%	
Elderly families	26	17%	
Families with Disabilities	25	17%	
White	79	53%	
Black	20	14%	
Hispanic	49	33%	
Characteristics by Bedroom Size			
1BR	56	37%	1%
2 BR	59	40%	9%
3 BR	23	15%	6%
4 BR	1	.6%	5%
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i> If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Data current as of: June <u>2002</u>			

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

Housing Needs of Families on the Waiting List			
Waiting list type: <input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	558		9%
Extremely low income <=30% AMI	94	17%	
Very low income (>30% but <=50% AMI)	462	82%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	401	72%	
Elderly families	50	9%	
Families with Disabilities	5	1%	
Native American	11	2%	
Black	78	14%	
Hispanic	312	56%	
White	168	30%	
Data current as of: June 2002			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: <i>N/A</i>			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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:

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

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

Select all that apply

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

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

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

Select all that apply

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

- *Since 6/01, 7% of new families moving in LRPH had incomes of less than 30% AMI.*
 - *On 6/01, 17% of the families receiving Section 8 Rent Subsidy had incomes of less than 30% AMI.*
 - *On 05/07/01, 46 (44%) of 104 families living in LRPH had incomes below 30% of the AMI.*
- see ATTACHMENT H for example*

Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

2. STATEMENT OF FINANCIAL RESOURCES

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	229,040.00	229,040.00
b) Public Housing Capital Fund	299,878.00	299,878.00
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,982,977.00	2,982,977.00
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	42,750.00	42,750.00
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program (2001 CFP)	61,214.00	61,214.00
3. Public Housing Dwelling Rental Income	180,000.00	210,000.00
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	3,795,859.00	3,825,859.00

3. PHA POLICIES GOVERNING ELIGIBILITY, SELECTION, AND ADMISSIONS

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing?

- 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:
90 days (LRPH ACOP - pp14 and 103)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: *Can demonstrate ability or willingness to comply w/ PHA lease (p18 LRP)*

c. Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- Yes No.

d. Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- Yes No.

e. Does the PHA access FBI criminal records from the FBI for screening purposes? (directly or through an NCIC-authorized source)

- Yes No:

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list

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

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

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

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

N/A - go to subsection (3)

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or more

Applicants go to the bottom of the waiting list after the third offer.

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

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

(4) Admissions Preferences

a. Income targeting:

Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- Yes No:

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions?

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

c. Preferences

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

N/A - go to (5)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- 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

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

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

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

N/A - go to next section (B. Section 8)

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

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

b. Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- Yes No

c. Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- Yes No

c. Does the PHA access FBI criminal records from the FBI for screening purposes? (directly or through an NCIC-authorized source)

- Yes No:

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

- Criminal or drug-related activity
- Other : *As required by HUD guidelines*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

- 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?

- PHA main administrative office
- Other (list below): 320 S.E. Railroad, Bronte, TX
Sonora, TX
Big Lake, TX

(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:

- *hospitalization*
- *unable to locate a unit although consistent effort was applied*
- *applicant has complied with weekly verification*

(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**)

N/A 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)

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

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

Family Unification Programs
Mainstream Vouchers

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

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

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

- Through published notices
 Other (list below)

** child welfare referral*
** in-house waiting list*
** through public notices*

4. PHA RENT DETERMINATION POLICIES

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

Skip to sub-component (2) Flat Rents

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

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

A. 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? *N/A*

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

- 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?

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

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

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

b. Has the PHA adopted any discretionary minimum rent hardship exemption policies?

- Yes No

5. OPERATIONS AND MANAGEMENT

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
see ATTACHMENT C
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	174 units	2%
Section 8 Vouchers	777	10%
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Main Stream 20 FUP 40	10%
Public Housing Drug Elimination Program (PHDEP)	174 units	
Other Federal Programs (list individually)		

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.

Public Housing Maintenance and Management: (list below): Low Rent Admission & Occupancy Policy, Procurement Policy, Capitalization Policy, Schedule of Charges, Disposition Policy, Grievance Procedure, Personnel Policy, Pet Policy, Reexamination of Families in Occupancy, Relocation Payments, Rent Collection Policy, Security Deposit, Utility Allowance, Schedule of Utilities, List of Minimum Charges Back to tenants, Dwelling Lease, Investment Policy, and Low Rent Public Housing Maintenance Policy.

(2) Section 8 Management: (list below)

Section 8 Administrative Plan, SEMAP, Standards of Conduct, Cooperation Agreement, Depository Agreement, Utility Allowance schedule, Portability Policy, Grievance Procedure, and Payment Standards, Family Self Sufficiency Action Plan.

6. PHA GRIEVANCE PROCEDURES

[24 CFR Part 903.7 9 (f)]

Included in PHA Admissions & Occupancy Manual

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office: *115 West 1st Street*
- PHA development management office: *2621 Junius Street, ACM Bldg*

Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. CAPITAL IMPROVEMENT NEEDS

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

The Capital Fund Program Annual Statement is provided below:
Annual Statement/Performance and Evaluation Report – (see page 75-77)

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number [TX21P47050102](#) FFY of Grant Approval: [\(2002\)](#)

Original Annual Statement FFY 2002

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	59,978.00
3	1408 Management Improvements	19,900.00

4	1410 Administration	25,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	5,000.00
10	1460 Dwelling Structures	100,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	40,000.00
12	1470 Nondwelling Structures	35,000.00
13	1475 Nondwelling Equipment	15,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$299,878.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
TX21P470001, 002, 003, 008 PHA Wide	Operations	1406	59,978.00
	Management Improvements-Computer Network and software installation for new central office LRPH operations and maintenance facility.	1408	19,900.00
	Administrative Costs – Maintenance Supervisor Salary, & Administrative for Capital Fund	1410	25,000.00
PHA WIDE TX21P470-001, 002, 003, 008	Site Improvements – More Lighting, Sidewalk Repairs, Etc.	1450	5,000.00
	Dwelling Structures, Partial and Full Rehab of 20 to 25 units	1460	100,000.00
	Dwelling Equipment, - lawn mower, trailer, New vehicle	1465	40,000.00
	<i>Total development costs</i>		<i>145,000.00</i>
	Remodel and Renovations to new Central Office for the Public Housing Personnel.	1470	35,000.00
21P470-001, 002, 003, 008 PHA wide	Non-Dwelling Equipment-Security System in warehouse-New computers and furniture for Public Housing Personnel in New Central Office	1475	15,000.00
	<i>Total nondevelopment costs</i>		<i>50,000.00</i>
	GRAND TOTAL		299,878.00

Capital Fund Program (CFP) Part III: Implementation Schedule		
Development Number/Name HA-Wide Activities		All Funds Expended (Quarter Ending Date)
TX21P470-001-008, Operations	9/30/04	9/30/05
TX21P470-001-008, Management Improvements	9/30/04	9/30/05
TX21P470-001-008, Administration	9/30/04	9/30/05
TX21P470-001-008, Audit		
TX21P470-001-008, Dwelling Construction	9/30/04	9/30/05
TX21P470-001-008, Non-Dwelling Structures	9/30/04	9/30/05

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

Yes No: a) Has the PHA received a HOPE VI revitalization grant?

If no, skip to question c

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

1. Development name:

2. Development (project) number:

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

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

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

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

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

8. DEMOLITION AND DISPOSITION

[24 CFR Part 903.7 9 (h)]

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

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

Skip to component 9. Designation of Public Housing

2. Activity Description

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

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

9. DESIGNATION OF PUBLIC HOUSING FOR OCCUPANCY BY ELDERLY FAMILIES OR FAMILIES WITH DISABILITIES OR ELDERLY FAMILIES AND FAMILIES WITH DISABILITIES

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10.)

Skip to component

10. Conversion of Public Housing

2. Activity Description

Yes No:

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

Designation of Public Housing Activity Description

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

10. CONVERSION OF PUBLIC HOUSING TO TENANT-BASED ASSISTANCE

[24 CFR Part 903.7 9 (j)]

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11.)

Skip to component 11. Homeownership Programs

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.
[See the Conversion Assessment on page 97](#)

Conversion of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

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

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

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

11. HOMEOWNERSHIP PROGRAMS ADMINISTERED BY THE PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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.)

*Skip to component **11B***

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12. **High performing PHAs** may skip to component 12.)

Skip to component 12. PHA Community Service

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?

If yes, list criteria below:

12. PHA COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 06/21/2000

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 / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>FSSP</i>	<i>57</i>	<i>FIFO (“First Come First Serve”)</i>	<i>Main Ofc, ACM Bldg</i>	<i>Sec 8</i>
<i>Scholarship Fund</i>	<i>4</i>	“	“	<i>Sec 8 LRPB</i>
<i>GED</i>	<i>10</i>	“	“	<i>Sec 8 LRPB</i>
<i>Computer Skills Training</i>	<i>10</i>	“	“	“

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	<i>N/A</i>	<i>12 11/06/02</i>
Section 8	<i>80</i>	<i>48 11/06/02</i>

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

INCLUDED IN A & O Policy.

13. PHA SAFETY AND CRIME PREVENTION MEASURES

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Paisano Plaza
Presidente Villa

Alta Loma
Rio Vista

Included in A & O policy:

PET SECURITY DEPOSIT: Tenant agrees to pay \$100.00 as a Pet Security Deposit and a non-refundable fee of \$100.00 to be used by the Authority at the termination of this lease toward reimbursement of the cost of cleaning and repairing any damages to the dwelling unit caused by the pet. Security Deposit for pets must be paid in full at the time of registration and approval of pet. The Non-refundable fee can be paid in two installments of \$50.00. The Security Deposit may be increased by the PHA Board of Commissioners as deemed necessary.

2. **NO LIMIT ON LIABILITY.** The additional monthly rent and/or additional security deposit under this Pet Agreement is not a limit on resident's liability for property damages, cleaning, deodorization, de-fleaing, replacements and/or personal injuries as set forth below.
3. **MULTIPLE RESIDENTS.** Each resident who signed the lease shall sign this pet agreement. Residents, occupants, and guests shall abide by all pet rules. Each resident shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.

15. CIVIL RIGHTS CERTIFICATIONS

[24 CFR Part 903.7 9 (o)]

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

16. FISCAL AUDIT

[24 CFR Part 903.7 9 (p)]

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

17. PHA ASSET MANAGEMENT

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

San Angelo PHA will continue to pursue CIAP PFS funds for capital improvements and long-term asset management.

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. OTHER INFORMATION

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached as Attachment *E ATTACHMENT E*
 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:
- Considered installing ceiling fans in low-rent units if funding available.

- Other: (list below)

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

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

Skip to sub-component C.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot:

- 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:

a. Eligible candidates

- 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)

b. Eligible voters:

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

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: *San Angelo, Texas and the corporate limits of Bronte, Texas.*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- 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.
- * *Apply for funds when NOFA's (Notice of Funds Available) are issued*
- * *Ongoing modernization and improvement projects.*
- Other: (list below)

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

See Above

D. Other Information Required by HUD

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

19. DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION" [903.7(r)]

Define the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in an annual plan that has met full public process and RAB review(see Final Rule 903.7(r)(2)).

A substantial deviation is defined as a 25% or more change in the use of funds.

ATTACHMENTS

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

ATTACHMENT A

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San Angelo Public Housing Authority Addendum to Low Rent Public Housing Occupancy Policy As Required by The Quality Housing and Work Responsibility Act of 1998

Effective October 1, 1999 the San Angelo PHA will begin implementation of policies required by the QHWRA.

Income Targeting

Forty percent of new admissions in San Angelo's Low rent Public Housing (LRPH) must be families with incomes not exceeding 30% of median income (very poor families); unless more than 75% of newly available Section 8 vouchers are going to very poor families. For example: If the PHA is providing 80% of its newly available Section 8 vouchers to very poor families, then the PHA could assist 35% of new admissions in the LRPB as very poor families. Very poor families on the LRPB waiting list could be skipped in order to provide assistance to lower income families.

The PHA will not allow concentrations of poverty in its public housing. The PHA will undertake all effort necessary to maintain a balance of very poor families (less than 30% of median income), with poor families (31% to 50% of median income) of mixed races in its public housing developments.

Preferences

Preferences of elderly, disabled, or displaced families over singles is repealed.

Financial Hardship

The PHA will grant an exemption from the minimum rent payment to a LRPB family that is unable to pay rent due to a financial hardship. Hardship includes: lost eligibility, or awaiting determination for an assistance program; the family would be evicted; changed circumstance (job loss, reduction of hours at work, etc); death of a family member; reduction of assistance; or increased expenses because of changed circumstances for medical costs, childcare, transportation, education, etc.

Upon request for a hardship exemption the San Angelo PHA will suspend the minimum rent beginning the month following the hardship request until determination can be made. If the PHA determines a qualifying hardship, but is temporary, the PHA will not impose the minimum rent for 90 days. At the end of the 90 days, retroactive minimum rent will be imposed. A family under such circumstances will be offered a repayment agreement. If it is determined that there is no hardship, minimum rent will be reinstated including back rent to cover the suspension period. If it is determined that hardship is long term, the family will be exempt from the minimum rent requirement. A family may appeal a declined hardship decision. A family who appeals hardship determination will be exempted from any escrow deposit.

Self-Sufficiency Incentives

The San Angelo PHA will not increase the rent for LRPB families for 12 months if the family's increase in income results from:

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- Earnings of previously unemployed family members.
- Earnings of a family member during participation in a training program.
- Earnings of a family member receiving welfare in the previous 6 months.

Phase-In of Rent Increase

In conjunction with self-sufficiency incentives mentioned above the San Angelo PHA can not increase a LRPB family's rent as a result of earned income by more than 50% for an additional 12 months.

Fraud-Income Changes from Welfare Program Requirements

The San Angelo PHA will not reduce a family's rent for welfare income reduction that is based on fraud, or the family's failure to comply with program requirements. If a family's welfare reduction is based on a lifetime of limits on welfare benefits, the reduced welfare income will be used to calculate rent. LRPH families may request, and will be granted a grievance hearing.

Choice of Rent

LRPH residents will be allowed to choose annually between income based rent, and flat rent.

Income Based Rent

Monthly rent including utility allowance will not exceed the highest of 30% of adjusted monthly income or 10% of monthly income. Monthly rent can not be less than the minimum rent. A LRPH family will not be required to pay more than its income-based rent. Therefore, if a LRPH family's income goes down, the family must be given reduced rent instead of a ceiling/flat rent.

Rent Information for Families

For families to make an informed choice about rent options, the San Angelo PHA will provide LRPH families with the following information:

- The dollar amount of tenant rent under each option
- The PHA policies on switching type of rent in the event of financial hardship.

Community Service & Self Sufficiency

Community Service for LRPH families will be suspended during fiscal year 2002 until Congress reauthorizes appropriation. Families have been notified in writing of the community service requirement suspension.

Community Service & Self –Sufficiency Exemptions

Those exempted include residents who are:

- 62 years of age or older.
- Disabled, or primary caretaker of a disabled person.
- Engaged in work activities, or welfare-to-work programs.
- Receiving assistance from State-funded Social Security Act program.

The PHA will document all exemptions. The San Angelo PHA will have a lease with a 12-month term, and be automatically renewable except for noncompliance with community service requirements.

Non-compliance with Community Service

No action will be taken on compliance during fiscal year 2002, while the Community Service program is on hold.

On an annual basis the PHA will determine if residents are in compliance with community service requirements. Non-compliant families will be allowed to cure non-compliance by agreeing to makeup hours needed within 12 months. Continued non-compliance with community service requirements will result in the eviction of the entire family, unless the noncompliant family member moves.

Occupancy by Over-Income Family

The San Angelo PHA will rent LRPH units to over-income families under the following conditions:

- No eligible families on waiting list(s).
- No eligible families applied that month.
- The PHA publicized availability of unit(s).
- Over-income families will rent month-to month.
- Over income families would have to agree to vacate (with 30 days notice) if a unit is needed by an income eligible family.

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Changes to Family Self-Sufficiency Program

The San Angelo PHA will reduce the FSS program size as families successfully complete their FSS contract. The PHA can authorize FSS family moves outside San Angelo's jurisdiction during the first 12 months of the FSS contract for FSS families that can improve their FSS status.

Redetermination & Verification of Family Income & Composition

- Income based rent will be verified and redetermined annually
- Flat rents will be redetermined every three years

- Families with non-exempt members must determine compliance once every 12 months with community service and self-sufficiency requirements (Not enforced during fiscal year 2002).

Lease & Grievance Procedures

Before scheduling a grievance hearing concerning rent that the PHA claims is due, the family must pay an escrow deposit to the PHA. The same amount must be deposited each month until the complaint is resolved. A family's failure to pay the escrow deposit(s) will terminate the grievance procedure.

Pet Policy

LRPH residents may own one common household pet (dog or cat). The resident must maintain the pet responsibly, in accordance with public health, animal control, anti-cruelty laws, and in accordance with the PHA's Occupancy Policy. The pet deposit of \$100.00 will not be refundable. The pet deposit will be used by the PHA for cleaning, necessary fumigation, repair or replacement of rugs, tile, molding, or any damages associated with the family's pet. Damages created by a family's pet that exceed \$100.00 deposit will also be deducted from the family's general deposit.

Safety & Security

The San Angelo PHA prohibits admission in LRPH to persons who are subject to a lifetime registration requirement under the State sex offender program. The PHA will evict without grievance any tenant involved in violent crime on or off PHA premises, and any activity resulting in felony conviction. The PHA will permanently deny admission, and immediately and permanently terminate tenancy/assistance to persons convicted of manufacturing or producing methamphetamine on the premises of the PHA's LRPH.

Applicant Selection

Selection preferences if used and approved by the PHA Board Resolution will be based on housing needs and priorities. The PHA will use generally accepted data sources including public comment on the PHA plan and Consolidated Plan to reflect local housing needs. The PHA will also verify alien status as per HUD requirements. **There are no federal preferences for selection to LRPH.**

Housing Quality Standards (HQS)

The PHA will maintain all LRPH units in compliance with safety, and habitability standards consistent with HQS. The PHA will conduct an annual inspection to assure compliance with HQS standards.

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ATTACHMENT B

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San Angelo Public Housing Authority Addendum to Section 8 Administrative Plan As Required by The Quality Housing And Work Responsibility Act of 1998

The QHWRA merger of the Section 8 Certificates and Vouchers has an effective date of October 1, 1999. The San Angelo Public Housing has fully complied and converted all Certificates to Vouchers under the QHWRA rule.

Payment Standard

Section 8 subsidy for vouchers will be based on a payment standard of 110% of the City's fair market rents as approved by HUD.

Tenant Payment

Families that rent a housing unit below the payment standard will pay a gross rent that is the highest of:

- 30% of monthly adjusted income, or
- 10% of monthly gross income, or
- The PHA minimum rent.

There is no voucher shopping incentive.

Families that rent a housing unit above the payment standard will pay the highest of:

- 30% of monthly adjusted income, or
- 10% of monthly gross income, or
- The PHA minimum rent.

Plus any rent above the payment standard.

Maximum Initial Rent Burden

San Angelo Housing Authority families will pay no more than 40% of adjusted income for rent when the family first receives Section 8. Tenant rent equals total tenant payment. The maximum initial rent burden is applicable each time a participant Section 8 family moves to a new unit. The initial rent burden restriction will not apply to a family that rents a unit for a gross rent (rent to owner plus tenant paid utilities) at or below the payment standard for the family.

Admission

The San Angelo PHA will permanently deny admission, and immediately and permanently terminate tenancy/assistance to persons convicted of manufacturing or producing methamphetamine on the premises of the assisted housing. The San Angelo PHA prohibits admission in Section 8 to persons who are subject to a lifetime registration requirement under the State sex offender program.

Income Limits/Eligibility

Section 8 eligibility is limited to a:

- Very low income family,
- Low-income family continuously assisted,
- Low-income family that is a non purchasing tenant in a homeownership program,
- Low income or moderate income family displaced due to prepayment, and
- A low-income family that meets PHA specified criteria. *return to page 8*
- The PHA will prohibit admission of persons who are subject to lifetime registration requirement under the States sex offender program.

The San Angelo PHA will require that a minimum of 75% of Section 8 families admitted each year will be families with incomes that do not exceed 30% of the City's median income.

Applicant Selection

Selection preferences if used and approved by PHA Board Resolution will be based on housing needs and priorities. The PHA will use generally accepted data sources including public comment on the PHA plan and the Consolidated Plan. The PHA will also verify alien status as per HUD requirements. In order to comply with income targeting (75% of new admissions must be families with incomes not exceeding 30% of median income - very poor families), the PHA will skip lower income families (30% to 50% of median income), on the waiting list.

Screening of Applicants

Screening and selection of Section 8 tenants is a function of the landlord/owner. The PHA will screen (criminal background checks) Section 8 applicants in accordance with HUD requirements. The San Angelo PHA prohibits admission in Section 8 to persons who are subject to a lifetime registration requirement under the State sex offender program. The PHA will evict without grievance any tenant involved in violent crime on or off the PHA premises, and any activity resulting in felony conviction.

PHA Disapproval of Landlords/Owners

The PHA will refuse to enter into new HAP contracts with owners that refuse to evict a family for:

- drug-related, or
- violent criminal activity, or
- activities that threaten the health, safety, or right of peaceful enjoyment of the premises by residents, PHA or owner employees or the residences by neighbors.
- Voucher or certificate holders may not rent from relatives.

Housing Quality Standards

Section 8 housing units will pass HUD HQS and local codes that have been approved by the PHA Board of Commissioners. Substituted codes must meet or exceed HUD HQS, but cannot severely restrict housing choice. The San Angelo PHA must conduct initial HQS inspections within 15 days after receipt of an inspection request.

PHA Owned Units (Affordable Housing)

Another independent entity will conduct HQS inspections and rent reasonableness determinations for the PHA owned housing units leased by voucher holders. The family will not be charged for the cost of this type of inspection.

Endless Lease/Termination Notices

The Act permanently repeals the endless lease and 90-day owner termination notice provisions.

Take One Take All

The PHA will not require a landlord that rents to one Section 8 tenant to rent to other Section 8 tenants that might apply to the landlord for housing.

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Pre-Merger Voucher Assistance

On 10-1-99, pre-merger vouchers become housing choice vouchers. The method of calculating subsidy under the housing choice voucher program will be applied commencing at the effective date of the second regular reexamination after 10-1-99.

Pre-Merger Certificates

Certificates will become housing choice vouchers when a new HAP contract is executed on or after 10-1-99 for the same unit or a new unit. The PHA will terminate assistance under the regular certificate HAP contract at the effective date of the second regular reexamination. Contract rent adjustments and calculation for HAP will remain in effect until conversion to Housing Choice HAP.

Preferences

The preference of elderly, disabled, or displaced families over singles is repealed.

Eviction

Eviction without grievance will be authorized for drug-related crimes and violent crime on or off PHA premises and any activity resulting in felony conviction.

Expanding Housing Opportunities

The San Angelo Housing Authority will expand Section 8 housing opportunities by:

- By providing families with a courtesy list of Section 8 landlords that have units located in low-poverty census tracts.
- By providing families with a map of the City of San Angelo that reflects low-poverty census tracts
- By informing families of the benefits to the family of living outside minority concentrated and/or high poverty census tracts.
- By undertaking outreach to real estate agents and landlords through the use of information brochures explaining the Section 8 voucher program- families can pay additional amounts above the FMR's
- By undertaking outreach to real estate agents and landlords through the use of informational brochures explaining PHA policy to assist landlords with problem Section 8 tenants that damage their units, or fail to pay their rent.
- By providing information to real estate agents and landlords of the PHA's desire to assist Section 8 voucher holders in selecting housing units in low poverty census tracts.

Financial Hardship

The San Angelo PHA will comply with HUD hardship provisions. The San Angelo PHA will grant an exemption from minimum rent if a family is unable to pay rent due to a financial hardship. Hardship includes:

- Lost eligibility, or awaiting determination for assistance program
- Family would be evicted
- Changed circumstances (job loss or reduction of employment)
- Death of family member
- Reduction of Assistance
- Increase in expenses because of changed circumstances for medical costs, childcare, transportation, education, etc.

Upon request for a hardship exemption the San Angelo PHA will suspend the minimum rent beginning the month following the hardship request until determination can be made. If the PHA determines a qualifying hardship, but it is temporary, the PHA will not impose minimum rent for 90 days. At the end of the 90

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days, retroactive minimum rent will be imposed. A family under such circumstances will be offered a repayment agreement. If it is determined that there is no hardship, minimum rent will be reinstated including back rent to cover the suspension period. If it is determined that hardship is long-term, the family will be exempt from the minimum rent requirement. A

family may appeal a declined hardship decision. A family who appeals hardship determination will be exempted from any escrow deposit.

Fraud

The San Angelo PHA will not reduce a family's rent for welfare income reduction that is based on fraud, or the family's failure to comply with program requirements. If based on lifetime limit on welfare benefits, or durational time limits, the reduced welfare income will be used to calculate rent. Families can request, and will be granted a grievance hearing.

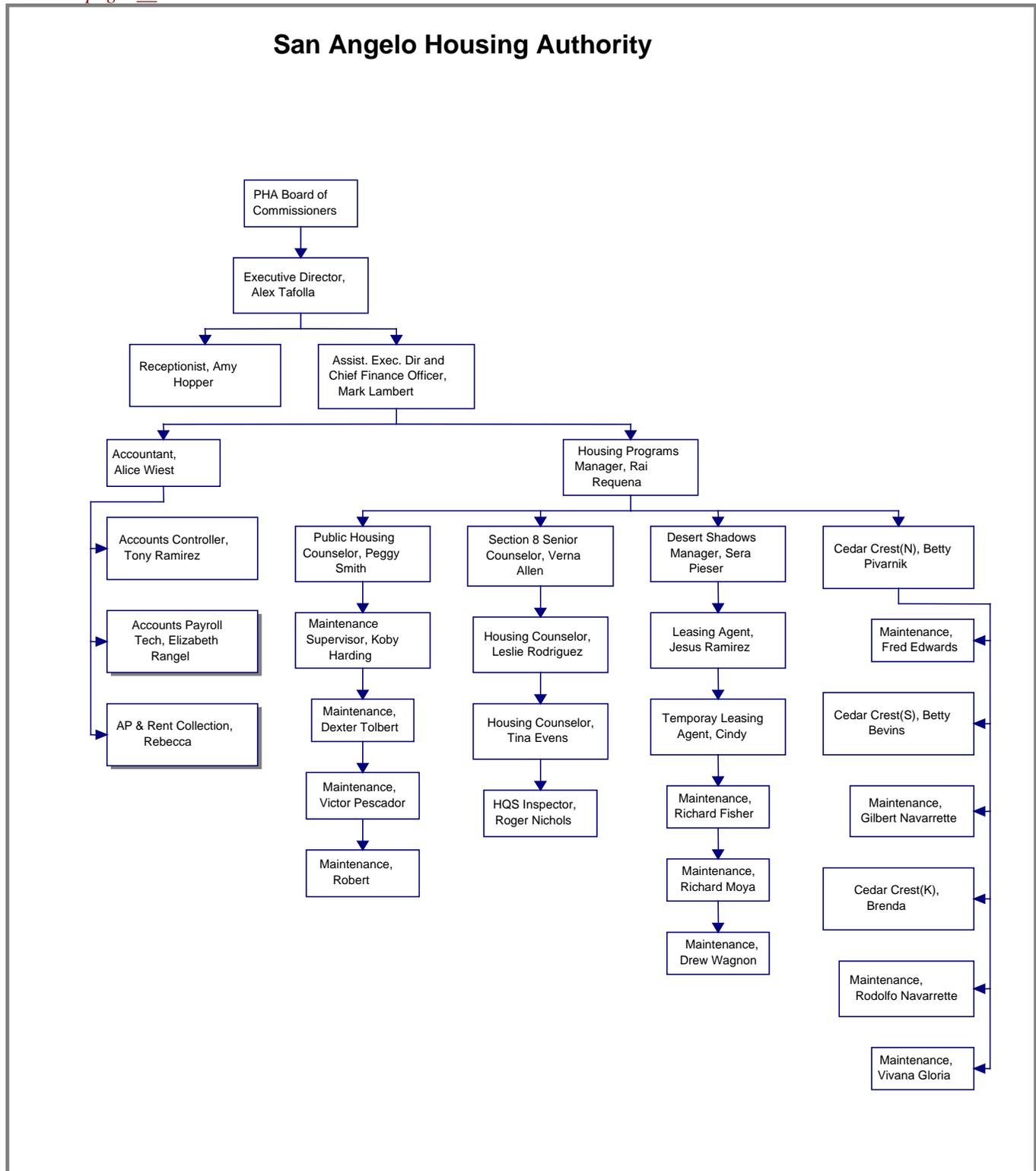
FSS

The San Angelo PHA must approve a FSS family's move outside the jurisdiction in the first 12 months of a family's FSS contract.

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ATTACHMENT C

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ATTACHMENT D

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Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 42,750.00

B. Eligibility type (Indicate with an “x”) N1___ N2___ R X.

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

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

The goal of the San Angelo Public Housing Authority’s Drug Elimination Program is to prevent drug use, drug abuse, and drug-related crime "in and around" public housing sites. The plan will be managed through referrals, partnerships, "Memorandum(s) of Understanding" (MOU's), continuum of care, and initiatives that help participants attain new skills, promote and strengthen the individual, the family, and the Public Housing community in its effort to fight drugs and crime.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Alta Loma	46	49
Paisano Plaza	60	210
El Presidente	30	105
Rio Vista	14	17
Acquisition housing	24	67

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G. Duration of Program

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

6 Months _____ 12 Months X 18 Months _____ 24 Months _____ Other _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	N/A	N/A	N/A	N/A	N/A
FY 1996	N/A	N/A	N/A	N/A	N/A
FY 1997	\$26,395.00	TX21DEP4700197	0	N/A	N/A
FY1998	N/A	N/A	N/A	N/A	N/A
FY 1999	\$38,270.00	TX21DEP4700199	0	N/A	9/30/00
FY 2000-01	\$39,885.00	TX21DEP4700100	0	N/A	9/30/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

*The goal of our comprehensive strategy is to prevent drug abuse and crime among housing area youth, educate adults and protect resident property. The Public Housing Authority of San Angelo will implement a system set up in five consecutive phases which will include the assistance of various agencies as follows: **Alcohol & Drug Abuse Council for the Concho Valley (ADAC)-patient treatment program; San Angelo Police Department-D.A.R.E. program; Tree of Life(faith-based)-Youth Outreach Project "X"; ATA Taekwondo USA Family Center-youth sport.** We plan to update the plan in six months as a means of refining our strategy.*

B. PHDEP Budget Summary

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

FY 2002 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	0
9120 - Security Personnel	3,600.00
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	10,000.00
9160 - Drug Prevention	22,000.00
9170 - Drug Intervention	0
9180 - Drug Treatment	0
9190 - Other Program Costs	7,150.00
TOTAL PHDEP FUNDING	42,750.00

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C. PHDEP Plan Goals and Activities

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

9120 - Security Personnel						Total PHDEP Funding: \$3,600.00		
Goal(s)	1. Fifty-percent increase in drive-by surveillance at designated sites.							
Objectives	1. Provide augmented, contracted security during high-incident times to the four sites with concentration on the El Presidente site.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators	
1. Direct labor and benefit contract			10/01/01	09/30/02				
2. "					3,600.00			
3. . "								

9150 - Physical Improvements						Total PHDEP Funding: 10,000.00		
Goal(s)	1. Replace twenty-percent of shrubs and plants destroyed by weather. 2. Replace items as needed.							
Objectives	3. Provide crime-deterrent landscaping 4. Improve area lighting. 5. Beautification and alternative play area for PHA youth.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators	
1. Crime-deterrent Landscaping			10/01	On-going				
2. Replace security locks			10/01	On-going	10,000.00			
3. Replace playground equipment			06/01	09/01				

9160 - Drug Prevention						Total PHDEP Funding: \$22,000.00		
Goal(s)	1 & 2. Provide drug prevention education. 3 & 4. Provide alternate activities.							
Objectives	1 & 2. ADAC programs, D.A.R.E program (respectively). 3 & 4. Word Of Life Project X, Summer Camp (respectively).							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators	
1. ADAC programs	348	Adults	10/01	On-going	2,000.00			
2. D.A.R.E program	60	Youths	01/02	05/02*	3,500.00			
3. Word of Life Project X	100	Teens	10/01	On-going	12,500.00			
4. Summer Camp	75	Youth	05/02	07/02*	4,000.00	4,000/ToL		

*once annually

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9170 - Drug Intervention					Total PHDEP Funding: \$0		
Goal(s)	1. Provide drug intervention for adults and youth						
Objectives	1. Primarily target residents in need from the El Presidente, Paisano and scattered housing. (3% of residents)						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
9180 - Drug Treatment					Total PHDEP Funding: 0		
Goal(s)	1. Provide drug treatment for adults and youth						
Objectives	1. Utilize ADAC's "Williams' House," and "Women & Children's House." Target all four sites and scattered housing. (2% of residents)						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
9190 - Other Program Costs					Total PHDEP Funds: \$7,150.00		
Goal(s)	1. Allow residents the opportunity to voice concerns about crime. 2. Allow residents the opportunity to mark valuables for identification. 3. Operational/Training						
Objectives	4. Conduct survey, and Internet service. 5. Purchase two engraving kits.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Survey/HUD requirement			01/02	Annual	600.00		
3. Various training and administrative expenses			10/01	9/02	6,550.00		

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Section 4: Certifications

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

ATTACHMENT E

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PHA Plans Meeting and Resident Input Results 06/13/2002

Attended or Write-in response: Patty Jackson , Faye Powell, Jackie Decker, Adella Luther, Hilda Mendez

Jackie Decker expressed her appreciation, with the city's response to the speeding situation on Julian Street. The city has rerouted traffic by creating an alternative route for those families dropping off their children at Angelo Child Care. She is also appreciative to the new carpet and new tile work done at her home and the other resident house.

Hilda Mendez said: I like the way PHA is very considerate to the tenants as far as the shrubbery and flowers that they are delivering to us at our request, I also like the Assistance that the office personnel are there for the tenants as far as maintenance care and repairs. They all do a great job. Thanks.

Bobbie King said: He would like to see shrubs trimmed more often at the site.

Jacqueline (Jackie) Decker, Resident Advisory Council President: 721 Julian #5: Considering the limited resources and funds of the PHA, I feel they are doing a fantastic job. I admire the PHA staff tremendously and I feel there has been a drastic improvement in the overall PHA management in the last 4 to 6 months. "I want to personally complement Rai Requena for his management of the PHA and the staff in the superb way he responds to problems and resolves them in an agreeable manner for all concerned. I also want to personally complement the professionalism of the new counselor, and the front office personnel, Tony Ramirez and Rebecca."

Laverne Gordon: 2739 Rice: In the last 4 to 6 months I feel the PHA staff has been more responsive to the client's point of view than they have ever been in a long time. It appears that PHA is doing this all at the same time as they are considering the PHA and its limited resources. I want to complement PHA, the staff and all its personnel for the great job they do.

Raymond Welch: 2621 Junius # 30: The PHA is doing a better job of running the PHA office than they have done in a very long time. I feel like the way the staff is running the office right now is like a breath of fresh air. The PHA is being operated now the way it has needed to be run for a long time.

Belinda Thomas: 510 E. 28th: The PHA is being operated now in a way that is fair to all the tenants. All the tenants are being treated the same way, and it is wonderful to be treated like we are people and not just an account.

Patty Jackson: 2621 Junius # 28: From the Intake Counselor, Amy to the LRPB Counselor, Peggy and all the personnel in PHA, they have treated me with the utmost respect and courtesy, and I am thrilled to death with the PHA, its staff and all the personnel in every way. Additionally, I had to wait on the waiting list for a long time before I got a letter for a house being available for me, but it was well worth the wait.

Renee Lopez Everett: 1721 Parkview: In the last few months the PRA and its staff have been operated in such a professional way that it has been a pleasure to be a tenant of PHA. The PHA staff has all been more personable and approaches able and willing to work things out with tenants so that everyone was able to be pleased and satisfied with the outcomes.

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CHAS Table 1C - All Households

Name of Jurisdiction: San Angelo City, TX	Source of Data CHAS Data Book					Data Current as of: 1990			
	Renters					Owners			
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)	882	1,371	514	1,319	4,086	1,773	1,519	3,292	7,378
2. 0 to 30% MFI	501	749	326	908	2,484	898	728	1,626	4,110
3. % with any housing problems	65%	87%	95%	84%	83%	53%	78%	64%	75%
4. % Cost Burden > 30%	63%	78%	84%	84%	78%	53%	9%	62%	71%
5. % Cost Burden > 50%	44%	71%	65%	72%	65%	29%	11%	40%	55%
6. 31 to 50% MFI	381	622	188	411	1,602	875	791	1,666	3,268
7. % with any housing problems	60%	88%	75%	75%	77%	28%	39%	43%	60%
8. % Cost Burden > 30%	60%	77%	53%	73%	69%	28%	7%	35%	52%
9. % Cost Burden > 50%	35%	21%	5%	24%	23%	10%	3%	13%	18%
10. Other Low-Income (51 to 80% MFI)	374	1,322	320	645	2,661	1,125	1,629	2,754	5,415
11. % with any housing problems	40%	45%	79%	44%	49%	14%	42%	33%	41%
12. % Cost Burden > 30%	38%	37%	25%	44%	38%	14%	13%	27%	32%
13. % Cost Burden > 50%	4%	2%	0%	0%	2%	3%	4%	7%	4%
14. Moderate Income (81 to 95% MFI)	148	536	125	339	1,148	379	919	1,298	2,446
15. % with any housing problems	25%	13%	48%	19%	20%	12%	46%	26%	23%
16. % Cost Burden > 30%	25%	11%	15%	19%	16%	12%	9%	21%	19%
17. % Cost Burden > 50%	8%	0%	0%	0%	1%	2%	0%	2%	2%
18. Total Households**	1,757	5,336	1,337	3,590	12,020	5,865	12,900	18,765	30,785
19. % with any housing problems	43%	38%	65%	40%	42%	16%	30%	21%	29%

** Includes all income groups -- including those above 95% MFI

ATTACHMENT G

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D-2. Social Characteristics: 1990

Geographic Area: San Angelo, TX MSA

Go to [Relevant Data](#)

Subject	Number
URBAN AND RURAL RESIDENCE	
Total population	98,458
Urban population	85,435
Rural population	13,023
Farm population	1,211
SCHOOL ENROLLMENT	
Persons 3 years and over enrolled in school	28,123
Preprimary school	1,742
Elementary or high school	18,460
Percent in private school	3.4
College	7,921
EDUCATIONAL ATTAINMENT	
Persons 25 years and over	59,600
Less than 9th grade	8,807
9th to 12th grade, no diploma	8,497
High school graduate	16,080
Some college, no degree	13,246
Associate degree	2,850
Bachelor's degree	7,191
Graduate or professional degree	2,929
Percent high school graduate or higher	71
Percent bachelor's degree or higher	17
RESIDENCE IN 1985	
Persons 5 years and over	90,933
Lived in same house	42,776
Lived in different house in U.S.	45,504
Same state	37,939
Same county	24,797
Different county	13,142
Different state	7,565

Lived abroad	2,653
Relevant Data	
DISABILITY OF CIVILIAN NONINSTITUTIONALIZED PERSONS	
Persons 16 to 64 years	57,459
With a mobility or self-care limitation	2,165
With a mobility limitation	1,094
With a self-care limitation	1,594
With a work disability	4,939
In labor force	2,172
Prevented from working	2,250
Persons 65 years and over	11,261
With a mobility or self-care limitation	2,133
With a mobility limitation	1,726
With a self-care limitation	1,283
CHILDREN EVER BORN PER 1,000 WOMEN	
Women 15 to 24 years	356
Women 25 to 34 years	1,648
Women 35 to 44 years	2,073
VETERAN STATUS	
Civilian veterans 16 years and over	11,410
65 years and over	3,014
NATIVITY AND PLACE OF BIRTH	
Total population	98,458
Native population	93,487
Percent born in state of residence	74.3
Foreign-born population	4,971
Entered the U.S. 1980 to 1990	1,468
LANGUAGE SPOKEN AT HOME	
Persons 5 years and over	90,933
Speak a language other than English	21,987
Do not speak English "very well"	8,413
Speak Spanish	20,072
Do not speak English "very well"	7,873
Speak Asian or Pacific Island language	725
Do not speak English "very well"	312
ANCESTRY	
Total ancestries reported	114,440
Arab	133
Austrian	116

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Belgian	28
Canadian	100
Czech	1,277
Danish	330
Dutch	2,128
English	14,100
Finnish	111
French (except Basque)	2,957
French Canadian	568
German	21,639
Greek	136
Hungarian	115
Irish	17,190
Italian	1,312
Lithuanian	58
Norwegian	616
Polish	713
Portuguese	99
Romanian	14
Russian	92
Scotch-Irish	3,678
Scottish	2,071
Slovak	216
Subsaharan African	96
Swedish	804
Swiss	226
Ukrainian	52
United States or American	4,745
Welsh	607
West Indian (excluding Hispanic origin groups)	212
Yugoslavian	31
Other ancestries	37,870

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 3 (Sample Data) Matrices P1, P6, P13, P28, P32, P33, P34, P36, P37, P38, P39, P42, P43, P54, P58, P64, P66, P69.

NOTE TO ALL DATA USERS: All survey and census results contain measurement error and may contain sampling error. Information about these potential errors is provided or referenced with the data or the source of the data. The Census Bureau recommends that data users incorporate this information into their analyses as these errors could impact inferences. Researchers analyzing data to create their own estimates are responsible for the validity of those estimates and should not cite the Census Bureau as the source of the estimates but only as the source of the core data.

We have modified some data to protect individuals' privacy, but in a way that preserves the usefulness of the data.
(external system)

ATTACHMENT H

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Acct. #	Address	# in Family	Move-In date	30% Income limit	50% Income limit	80% Income Limit
17-13	2312 Carley	2	10/29/99		\$10,800.00	
26-06	2309 Carley	3	10/11/99		\$14,400.00	
27-07	2313 Carley	3	10/15/99	\$10,712.00		
54-08	1308 East 24th St	3	10/29/99	\$2,328.00		
82-06	2621 Junius #8	1	10/01/99	\$5,568.00		
121-05	639 East 34th St	6	10/15/99	\$3,696.00		
125-04	2917 JFK Drive	4	10/20/99	\$8,190.00		
131-04	2909 JFK Drive	4	10/26/99		\$12,506.00	
3-09	2121 North Poe	6	11/12/99	\$2,184.00		
8-08	1317 Paisano	5	11/19/99	\$3,748.00		
13-08	1337 East 22nd	3	11/29/99		\$11,042.00	
31-09	2208 Senisa Trail	3	11/22/99		\$12,480.00	
56-12	1316 East 24th St	2	11/11/99		\$12,528.00	
5-08	1305 East 22nd St	1	12/06/99	\$7,212.00		
41-10	2205 Senisa Trail	2	12/11/99		\$11,648.00	
128-07	2914 JFK Dr	4	12/08/00	\$6,000.00		
10-08	1325 Paisano	7	01/21/00	\$-		
26-07	2309 Carley	3	01/21/00		\$14,560.00	
52-06	1300 East 24th	3	01/31/00		\$12,012.00	
135-08	936 LBJ	4	01/21/00		\$17,060.00	
6-09	1309 Paisano	6	02/02/00	\$-		
50-06	2317 Senisa Trail	3	02/18/00		\$13,520.00	
57-09	1320 East 24th	3	02/11/00	\$10,482.00		
58-05	1324 East 24h	2	02/11/00		\$14,994.00	
130-04	2913 JFK	3	02/11/00		\$14,206.00	
133-06	2901 JFK	4	02/25/00	\$10,660.00		
146-05	943 LBJ	3	02/10/00	\$9,105.00		
30-04	2204 Senisa Trail	3	03/24/00	\$10,176.00		
31-10	2208 Senisa Trail	3	03/20/00	\$6,384.00	\$11,042.00	
115-02	2621 Junius #41	1	03/08/00		\$13,170.00	
150-06	510 East 28th	4	03/10/00			
100.0%				51.6%	48.3%	0.00%
31				16	15	0

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ATTACHMENT J

MEETING W/RESIDENT COUNCIL & PHA TENANTS 06/14/02

Meeting w/Resident Council & PHA Tenants 06/14/2002

Attended or mailed in response: Hilda Mendez, Jackie Decker, Renee Lopez Everett, Richard Ellison.

Resident Council's continued to request that the Kitchen cabinets be refinished or repainted.

Family site tenants continued request for air conditioners to be installed at units, and if this is not possible at least put in ceiling fans.

(continue from Attachment E)

Jackie Morrison Ortiz: 2216 Senisa: The way the PHA staff looks at temporary problems and asks well, can you fix the problem, and says if you can fix it, then its not a problem is like a blessing from God. I feel the PHA does what it can to make sure the tenants want to keep staying in the houses in PHA by making us feel like we're important.

Richard Ellison: 935 L B J: The PHA knew that my family and I were in a tiny one-bedroom place until we could get a house. As soon as the Intake Counselor, Amy got our letter sent out to us, she went out of her way to make sure that we got a house as soon as possible. The Housing Counselor, Peggy and all the maintenance staff worked closely with us to let us know that our house was ready as soon as they could make it happen. I want to complement the whole PHA staff for an excellent effort and a job well done.

Yvonne Cole: 2212 Senisa: I want to compliment Amy, the Intake Counselor, for her outstanding work in helping me get into the system so I could get a house as soon as possible. The assistance Amy gave me was so important to me because I am severely disabled and her help made it possible for me to complete the application so I could be eligible for a house when one came up.

Bobbie King: 2621 Junius # 3: The PHA management and maintenance staffs have been doing such a great job lately that I cannot say enough good things about the PRA and its staff. The PHA has really been doing a great job in the last few months, and I want to tell everyone that they are just terrific.

Jacqueline Byrd wrote: I have only been living at 2317 Senisa Trail for about 5 months. During that time they have always treated me with respect, thoughtfulness, kindness, and consideration (*not a number*). Whenever I have had problems (which have been very few), they have been most conscientious and very willing to accommodate me in any way they can. They are a very valuable asset in their representation for the PHA. They truly deserve any and all support you can provide them.

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

PHA Name: Public Housing Authority of San Angelo, Texas	Grant Type and Number Capital Fund Program: TX21P470501-02 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
Performance and Evaluation Report for Period Ending: **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	59,978		0	0
3	1408 Management Improvements	19,900		0	0
4	1410 Administration	25,000		0	0
5	1411 Audit	0		0	0
6	1415 liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	5,000		0	0
10	1460 Dwelling Structures	100,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	40,000		0	0
12	1470 Nondwelling Structures	35,000		0	0
13	1475 Nondwelling Equipment	15,000		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1498 Mod Used for Development	0		0	0
19	1502 Contingency	0		0	0
20	Amount of Annual Grant: (sum of lines 2-19)	299,878		0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

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

PHA Name: Public Housing Authority of San Angelo, Texas	Grant Type and Number Capital Fund Program: TX21P470501-02 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
Performance and Evaluation Report for Period Ending: Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P470501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE EXP								
TX470-001, 002, 003, 008	Ongoing – Operations	1406	N/A	59,978				N/A
" " " "	Management Improvements- Computer network and software installation for main office	1408	N/A	19,900				
" " " "	Maintenance Supervisor & Admin Clerk to oversee Capital Fund Program	1410	N/A	25,000				N/A
" " " "	Site Improvements – Sidewalk Repairs	1450	N/A	5,000				
" " " "	Partial and Full Rehab of Several Units in Public Housing	1460	60	100,000				
" " " "	Dwelling Equipment –new AC units, Hot water heaters, appliances	1465	Numerous	40,000				
" " " "	Renovation of new central office for PHA Employees	1470	N/A	35,000				
" " " "	Non dwelling Equipment-Computers- Office Furniture	1475	N/A	15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P470501-02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	PROJECT TOTALS			299,878				

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

PHA Name: Public Housing Authority of San Angelo, TX	Grant Type and Number Capital Fund Program: CFP Capital Fund Program Number: TX21P47050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 2000
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	31,695.00	31,695.00	31,695.00	31,695.00
3	1408 Management Improvements	63,390.00	40,504.00	40,504.00	40,504.00
4	1410 Administration	25,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit	3,132.00	0	0	0
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	0	169,995.00	169,995.00	169,995.00
11	1465.1 Dwelling Equipment—Nonexpendable	43,737.00	23,737.00	23,737.00	23,737.00
12	1470 Nondwelling Structures	150,000.00	20,488.00	20,488.00	20,488.00
13	1475 Nondwelling Equipment	0	15,535.00	15,535.00	15,535.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	316,954.00	316,954.00	316,954.00	316,954.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

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

PHA Name: Public Housing Authority of San Angelo, TX	Grant Type and Number Capital Fund Program: CFP Capital Fund Program Number: TX21P47050100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 2000
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, City		Grant Type and Number Capital Fund Program #: TX21P47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX470-01, 02,03,08	Operation	1406	N/A	31,695	31,695	31,695	31,695	completed
" "	Management Improvements Computer upgrades, software, DSL lines, Office Equipment, Network of systems, printers Training	1408	N/A	63,390	40,504	40,504	40,504	completed
" "	Add personnel hours to Admin- Ster CFP – 1 ½ persons 5-10 hrs Per week getting bids, compiling Info, tracking work.	1410	N/A	25,000	15,000	15,000	15,000	completed
" "	Audit – (removed audit cost from CFP)	1411	N/A	3,132	0	0	0	Revised
02	Dwelling construction – Rework drier vent exhaust to vent to outside of units	1460	30 units	0	7,050	7,050	7,050	Complete
01	Add A/C units to 3 homes	1460	3 units	0	10,500	10,500	10,500	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, City		Grant Type and Number Capital Fund Program #: TX21P47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	for elderly use							
TX470 -01, 02 03, 08	Upgrade and rehab carpet, tile, Doors, and interior fixtures	1460	Several	0	55,560	55,560	55,560	complete
02	Replace A\C systems in 2 elderly units	1460	2 units	0	14,367	14,367	14,367	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) (page 3)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21O47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX470- 01, 02, 03, 08	Replacement of Hot Water Heaters	1460	16	0	6,304	6,304	6,304	Complete
03	Replace Furnace in 1 home	1460	1	0	2,192	2,192	2,192	Complete
03	Replacement of refrigerators	1460	3	0	1,512	1,512	1,512	Complete
TX470- 01, 02 03, 08	Termite treatments in 6 units	1460	6	0	4,073	4,073	4,073	Complete
" " " "	Rehabs of units in physical year 2000	1460	3	0	39,527	39,527	39,527	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) (page 4)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX470- 08	Full & partial re-roof of 5 units	1460	5	0	16,491	16,491	16,491	Complete
08	Upgrade roof insulation on 10 acquisition homes	1460	10	0	8,495	8,495	8,495	Complete
TX470- 01, 03	Installation of ceiling fans in units not having central A\C systems	1460	60	0	3,924	3,924	3,924	Complete
TX470-01,02, 03, 08	A\C units – refrigerators, stove Hot water heaters, furnaces, Garbage disposals, for replacement.	1465	17	43,737	23,737	23,737	4,726	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) (page 5)

Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Non-dwelling structures - Repairs to FIC Center - Repaint FIC Center - Repairs to Office Bldgs.	1470	N/A	150,000	20,488	20,488	20,488	Complete
“ “ “ “	Non-dwelling equipment Computers for accountants - FSS computers for training center	1475	N/A	0	15,535	15,535	15,535	Complete
	Total				316,954	316,954	316,954	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX121P47050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX470- 01, 02, 03, 08	9/30/02			9/30/03		2/15/2003	No date changes needed just cost center changes

Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX470-01,02,03,08	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Partial or full rehab of units for modernization-to include windows, doors, insulation, siding, roofs, furnaces, etc.	750,000.00	September 2000
Total estimated cost over next 5 years	750,000.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Public Housing Authority of San Angelo, Texas	Grant Type and Number Capital Fund Program: CFP Capital Fund Program Number: TX21P47050101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	31,695.00	64,400.00	64,400.00	64,400.00
3	1408 Management Improvements	59,400.00	25,000.00	25,000.00	25,000.00
4	1410 Administration	0	15,000.00	15,000.00	15,000.00
5	1411 Audit	3,132.00	0	0	0
6	1415 liquidated Damages	0	0	0	0
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0	5,000.00	0	0
10	1460 Dwelling Structures	25,000.00	92,295.00	85,395.00	25,700.00
11	1465.1 Dwelling Equipment—Nonexpendable	43,737.00	23,737.00	23,737.00	11,762.00
12	1470 Nondwelling Structures	155,154.00	44,676.00	25,676.00	0
13	1475 Nondwelling Equipment	3,990.00	52,000.00	21,686.00	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	322,108.00	322,108.00	260,894.00	141,862.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P47050101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX470-01, 02,03,08	Operation	1406	N/A	31,695	64,400	64,400	64,400	completed
" "	Management Improvements	1408	N/A	59,400	25,000	25,000	25,000	completed
" "	Computer upgrades, software, DSL lines, Office Equipment, Network of systems, printers Training							
" "	Add Maintenance Supervisor and clerk to administer the and oversee the Capital Fund Program	1410	N/A	0	15,000	15,000	15,000	completed
" " " "	Audit (Remove Audit Cost from CFP)	1411	N/A	3,132	0	0	0	Revised
" " " "	Site-Sidewalk repairs	1450	Various	0	5,000	0	0	In Progress
" " " "	Upgrade and rehab carpet, tile, door, cabinets and interior fixtures	1460	Various	0	49,145	49,145	25,700	In Progress
TX470- 08	Upgrade blown Insulation in all houses to bring levels up to a minimum of 12" in all attics	1460	10	0	8,500	8,500	0	In progress
08	Exterior painting – replace damaged facia, prime, caulk, seal and paint.	1460	60	0	34,650	34,650	0	In progress

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P47050101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

(page 3)

Part II: Supporting Pages

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX21P47050101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX470- 01, 02, 03, 08	Dwelling Equipment – stoves, Refrigerators, furnaces, hot water Heaters, A/C systems, garbage disposals	1465	Numerous	43,737	23,737	23,737	11,762	In progress
TX470- 01, 02 03, 08	Non Dwelling structures Exterior painting of the FIC center	1470	N/A	155,154	44,676	4,500	0	In progress
“ “ “ “	Non-dwelling equipment-Office Furn Vehicle, Tractor, Trailer-Computers	1475	N/A	3,990	52,000	36,591	0	In progress
	Total				322,108	261,523	109,175	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Public Housing Authority of San Angelo, Texas		Grant Type and Number Capital Fund Program #: TX121P47050101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date) 9/30/03			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX470- 01, 02, 03, 08	9/30/03			9/30/04			No date changes needed just cost center changes

Housing Authority of the City of San Angelo

Attachment: TX470c04

AGENCY PLAN COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

A. How many of the PHA's developments are subject to the Required Initial Assessments?

TX470001	Paisano Plaza	60 units
TX470003	El Presidente	30 units
TX470008	Acquisition Houses	24 units

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/of disabled developments not general occupancy projects)?

TX470002	Rio Vista/Alta Loma	60 units
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C. How many Assessments were conducted for the PHA's covered developments?

One PHA-wide assessment was conducted for all covered developments as the PHA maintains its financial information PHA-wide rather than utilizing project-based accounting.

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial assessments:

The PHA has determined that conversion is not appropriate for any developments at this time.

E. If the PHA has not completed the Required Initial Assessment, describe the status of these assessments.

N/A

San Angelo Housing Authority
Oct 1, 2001 to Sept 30, 2002
Public Housing Conversion to Section 8 Voucher Cost Assessment

	Section 8	Public Housing	PUM
	777	174	
Units	9324	2088	
Admin	193313	163389	
	338446	633107	303.21
Rent		223492	- 107.03
PFS		229040	- 109.69
CFP		322108	154.26
	283.58	2647619	
	323.25	2986066	
	323.25	2986066	

ANALYSIS:

The cost to convert Public Housing to Section 8 Vouchers can be measured by comparing total cost by PUM of both programs. The total units under management for Section 8 and Public Housing are 777 and 174 respectively. The total cost to implement both programs which include administration, housing assistance, and routine expenses are divided by the PUM per respective programs. The HA offsets revenue with expenses for both programs to determine a NET PUM cost of both programs. Under this assumption the cost to house a client under the Section 8 Voucher program is 323.35 PUM. The cost to house a client in Public Housing is 240.75 PUM. The expense data suggests it more cost effective to house a client in Public Housing than in the Section 8 Voucher program.

The HA determined a steady increase in private market rental rates and fair market rates over the last few years have increased the cost of housing utilizing a Section 8 Voucher. Whereas, in Public Housing, the rental rates are based on Fair Market rates published by HUD and family income. The private market rates continue an upward trend due to tight housing market and lack of decent, safe, and affordable housing. Converting Public Housing to Section 8 housing would remove the additional housing stock for an already tight market of available housing for rent. Any additional action to absorb housing stock and replace them with a voucher will only continue to place upward pressure on market rental rates and this housing assistance costs under the Section 8 Voucher program.

The HA waiting list for those seeking rental assistance and affordable housing continues to increase suggesting a demand for more affordable house and rental assistance.

In summary, San Angelo needs additional affordable housing, and not a reduction from the housing stock. It is cost effective to keep and maintain public housing and provide additional Section 8 rental assistance opportunities.