

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**NOTE:THISPHAPLANSTEMPLATE(HUD -50075SmallPHA)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: AlamoAreaCouncilofGovernments

PHANumber: TX564

PHAFiscalYearBeginning:(mm/yyyy) 01/2002

PHA Plan Contact Information:

Name: Rose Jackson

Phone: (210) 362 -5211

TDD:

Email (if available): rjackson@aacog.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

AnnualPHAPlan FiscalYear2002

[24CFRPart903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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ii. Executive Summary

[24CFRPart903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

No changes from last year.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

No changes from last year.

2. Capital Improvement Needs

[24CFRPart903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarentorequiredto completethissection.

4.VoucherHomeownershipProgram

[24CFRPart903.79(k)]

- A. Yes No: DoesthePHAplantoadministeraSection8Homeownershipprogram pursuanttoSection8(y)oftheU.S.H.A.of1937,asimplementedby24 CFRpart982?(If‘No’,skiptonextcomponent;if‘yes’,describeeach programusingthetablebelow(copyandcompletequestionsforeach programidentified.)

5.Safetyand CrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmayskiptothenextcomponentPHAseligibleforPHDEPfundsmustprovidea PHDEPPlanmeetingsspecifiedrequirementspriortoreceiptofPHDEPfund.

6.OtherIn formation

[24CFRPart903.79(r)]

A. ResidentAdvisoryBoard(RAB)RecommendationsandPHAResponse

1. Yes No:DidthePHAreceiveanycommentsonthePHAPlanfromtheResident AdvisoryBoard/s?

B.StatementofConsistencywiththeConsolidatedPlan

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesasnecessary).

- 1.ConsolidatedPlanjurisdiction:TexasDepartmentofHousing&CommunityAffairs
- 2.ThePHAhasstak enthefollowingstepstoensureconsistencyofthisPHAPlanwiththe ConsolidatedPlanforthejurisdiction:(selectallthatapply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The Consolidated Plan will commit resources to increase the availability of affordable housing.

The Consolidated Plan will continue to address long term solutions to poverty in order to increase the number and percentage of employed persons in assisted families.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

- Any change in the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole.

B. Significant Amendment or Modification to the Annual Plan:

- Any change in a policy or procedure that requires a regulator 30 day posting (i.e. changes in Admission policy, changes affecting rent, changes in organization of the waiting list).
- Any changes in policy or operation that is inconsistent with the applicable Consolidated Plan.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	The results of 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

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

PHA Name:	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)

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

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

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

PHAName:	Grant Type and Number Capital Fund Program: Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

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

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.

CFP5 -Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years		

PHA Public Housing Drug Elimination Program Plan

NOT APPLICABLE

Required Attachment 564b04: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain): The PHA governing board is also the Board of Directors for the Alamo Area Council of Governments. The COG's By-Laws do not provide a mechanism for the appointment of an individual directly assisted by the PHA.

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment 564c04: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Areva Armelin 905 Paschal, Apt 501 Kerrville, TX 78028	Mattie Benson 905 Paschal, Apt 611 Kerrville, TX 78028	Irene Besse 112 Dixon Dr., Apt 27 Devine, TX 78016
Rebecca Blalock 2350 Junction Hwy, Apt 304 Kerrville, TX 78028	Tom Blanks 905 Paschal, Apt 602 Kerrville, TX 78028	Jenny Bremseth 2350 Junction Hwy, Apt 603 Kerrville, TX 78028
Vivian Brown 515 Roy St., Apt 128 Kerrville, TX 78028	Jenny Caballero 701 Oak Haven, Apt 708 Kerrville, TX 78028	Magda Calderon 1000 Paschal, Apt 702 Kerrville, TX 78028
Terri Campbell 2350 Junction Hwy, Apt 204 Kerrville, TX 78028	Guadalupe Carrington 1000 Paschal, Apt 502 Kerrville, TX 78028	Idalia Cavazos 905 Paschal, Apt 701 Kerrville, TX 78028
Chris Chalk 515 Roy St., Apt 139 Kerrville, TX 78028	Maria Costilla 112 Dixon Dr., Apt 23 Devine, TX 78016	Kassandra Council 2350 Junction Hwy, Apt 1601 Kerrville, TX 78028
Lois DeLeon 2701 Zanderson, Apt 207 Jourdanton, TX 78026	Maria Diaz 600 Berry Ranch Rd., Apt 16 Pearsall, TX 78061	LaConnie Dickerson 204 Pearl Kerrville, TX 78028
Suzanne Dolby 515 Roy St., Apt 119 Kerrville, TX 78028	Lizzy Faldat 2350 Junction Hwy, Apt 502 Kerrville, TX 78028	Angelita Flores 701 Hackberry, Apt 907 Jourdanton, TX 78026
Wanda Franco 905 Paschal, Apt 104 Kerrville, TX 78028	Adelfa Galindo 600 Berry Ranch Rd., Apt 36 Pearsall, TX 78061	Daniel Garcia 905 Paschal, Apt 315 Kerrville, TX 78028
Maria Garcia 2811 Ann Circle Jourdanton, TX 78026	Guadalupe C. Garza 112 Dixon Dr., Apt 22 Devine, TX 78016	Simona Garza 300 Cross Creek, Apt 9 Dilley, TX 78017
Rachel Gonzales 300 Cross Creek, Apt 4 Dilley, TX 78017	Rebecca Goodman 216 Frederick Kerrville, TX 78028	Richard Griffith 1000 Paschal, Apt 303 Kerrville, TX 78028
Charlene Gustafson 515 Roy St., Apt 122 Kerrville, TX 78028	Norberto Gutierrez 701 Oak Haven, Apt 101 Pleasanton, TX 78064	Opal Hagelgans 2701 Zanderson, Apt 604 Jourdanton, TX 78026
Shirley Hall 1000 Paschal, Apt 602 Kerrville, TX 78028	Harriet Hemphill 515 Roy St., Apt 116 Kerrville, TX 78028	Edna Hitt 701 Hackberry, Apt 901 Jourdanton, TX 78026

HenryHolbrook 112DixonDr.,Apt31 Devine, TX78016	DonaldHopper 1000Paschal,Apt701 Kerrville, TX78028	TeeshaJackson 905Paschal,Apt407 Kerrville, TX78028
JacquelineJohnston 515RoySt.,Apt132 Kerrville, TX78028	TammyLee 701OakHaven,Apt601 Pleasanton, TX78064	RochelleMattingly 2350JunctionHwy,Apt1901 Kerrville, TX78028
VeraMcCain 2350JunctionHwy,Apt1602 Kerrville, TX78028	JosephineMeija 701OakHaven,Apt202 Pleasanton, TX78064	GabrielMena 1000Paschal,Apt403 Kerrville, TX78028
MaryAnnMiller 515RoySt.,Apt123 Kerrville, TX78028	HermanMills 905Paschal,Apt302 Kerrville, TX78028	DawnMilner 2350JunctionHwy,Apt301 Kerrville, TX78028
ElvaMorales 904E.Frio,Apt10 Pearsall, TX78061	TracyMough 515RoySt.,Apt110 Kerrville, TX78028	BettyJ.Mueller 2701Zanderson,Apt204 Jourdanton, TX78026
MaryNavarro 515RoySt.,Apt107 Kerrville, TX78028	JuanitaOwens 905Paschal,Apt309 Kerrville, TX78028	LauraOwens 2350JunctionHwy,Apt1303 Kerrville, TX78028
LaVadaOwens 615Florence Kerrville, TX78028	LisaPerez 320SecondSt. Comfort, TX78013	DavidPittenger 1000Paschal,Apt101 Kerrville, TX78028
FayPitts 515RoySt.,Apt118 Kerrville, TX78028	AngelicaPlant 2350JunctionHwy,Apt802 Kerrville, TX78028	LucillePrice 515RoySt.,Apt112 Kerrville, TX78028
DavidReyna 515RoySt.,Apt203 Kerrville, TX78028	ShannonRodich 905Paschal,Apt505 Kerrville, TX78028	CarmenM.Rodriguez 600BerryRanchRd.,Apt15 Pearsall, TX78061
ChristinaRodriguez 905Paschal,Apt804 Kerrville, TX78028	PatriciaRodriguez 905Paschal,Apt201 Kerrville, TX78028	MariaRuiz 300CrossCreek,Apt19 Dilley, TX78017
DanielSalas 2350JunctionHwy,Apt901 Kerrville, TX78028	SimonSambrano 300CrossCreek,Apt29 Dilley, TX78017	AndreaSanchez 519RuthSt. Kerrville, TX78028
IrmaSantos 2701Zanderson,Apt308 Jourdanton, TX78026	DorothyH.Sharp 515RoySt.,Apt117 Kerrville, TX78028	SuzanneSheffield 905Paschal,Apt615 Kerrville, TX78028
LorraineSholund 515RoySt.,Apt136 Kerrville, TX78028	MagdaSifuentes 1000Paschal,Apt305 Kerrville, TX78028	StacySkero 1000Paschal,Apt501 Kerrville, TX78028
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