

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Austin

PHA Number: TX001

PHA Fiscal Year Beginning: (04/01/2003)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

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

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: Mainstream, Fair Share & Reallocates

- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)
 - **Increase the number of new or rehabilitated affordable units (public and Private) by 200 units in the next two years.**

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

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

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

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

- **Continue to make security related lighting and fencing improvements**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - **Continue services of the Austin Police Department Substation at Rosewood Courts (TX-02)**

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

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

Other PHA Goals and Objectives: (list below)

- **Retain 80% of high quality employees. (Those who score all 3's or above on all functional areas of their performance evaluation.)**
- **Increase net cash flow by \$2 million in the next two years.**
- **Improve physical conditions of all properties by establishing and employing a preventive maintenance and inspection schedule with emphasis on meeting the Uniform Physical Condition Standards.**
- **Create a safe workplace through continuous enhancement of the agency's safety program.**
- **Continue to monitor and oversee the enforcement of a water performance contract.**
- **Promote self-sufficiency and asset development of families and individuals.**
- **Improve school dropout rates among public housing youth by establishing partnerships with local dropout prevention efforts.**

Annual PHA Plan PHA Fiscal Year 2003

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Introduction:

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

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

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

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

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

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

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

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

The Board of Commissioners and staff updated the mission statement:

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

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

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

- Statement of Financial Resources Available to the Agency to Serve the Community:
 - A. Section 8 Reserve is available as a limited resource that could be used to leverage other financial opportunities.
 - B. Utility conservation programs to generate additional resources. Possibly buy and sell electricity.
 - C. Local, State and Federal Grants.
 - D. Respond to RFP's that HACA can provide services for.
 - E. Tax credits to build affordable housing to produce additional resources.
 - F. Issue Bonds to build or purchase existing multifamily housing to produce additional resources.
 - G. Bank Loans to build or purchase existing multifamily housing to produce additional resources.
 - H. Evaluate existing inventory for under utilization and what other opportunities may exist for that property or properties.
- The HACA certifies that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. The HACA has included a copy of its most recent fiscal year audit report as part of the documentation made available for public review during the 45 days prior to submission of HACA's Agency Plan to HUD on January 15, 2003.
- The HACA has developed a very effective Asset Management plan to maintain its properties and manage operations through the proper direction of the following Annual Plan components:

Financial Resources

Operations and Management

Capital Improvements

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1-2
ii. Table of Contents	3
1. Housing Needs	6-11
2. Financial Resources	11-13
3. Policies on Eligibility, Selection and Admissions	13-21
4. Rent Determination Policies	21-25
5. Operations and Management Policies	26-27
6. Grievance Procedures	27-28
7. Capital Improvement Needs	28-42
8. Demolition and Disposition	42-43
9. Designation of Housing	43-44
10. Conversions of Public Housing	44-45
11. Homeownership	45-47
12. Community Service Programs	47-51
13. Crime and Safety	52-53
14. Pets	54-56
15. Civil Rights Certifications (included with PHA Plan Certifications)	56/71
16. Audit	57
17. Asset Management	58
18. Other Information	58-61

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (**Attachment B**)
- FY 2003 Capital Fund Program Annual Statement (**included in Section 7. Capital Improvement Needs**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (**Attachment A**)
- FY 2003 Capital Fund Program 5 Year Action Plan (**included in Section 7. Capital Improvement Needs**)
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards (will be included in PHA Plan text)
 Other (List below, providing each attachment name)

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

Attachment D: Resident Membership to PHA Governing Board

Attachment E: Follow-Up Plan to Resident Assessment Satisfaction Survey

Attachment F: Certification by Local Office of PHA Plan Consistency with Consolidated Plan

Attachment G: PHA Certification of Compliance with PHA and Related Regulations

Attachment H: Progress Statement for Annual and Five Year Plans

Attachment I: Acceptance of HUD Issued Vouchers Due to Displacement, Reallocation, and Acquisition

Attachment J: Criteria of Substantial Deviation and Significant Amendments

Attachment K: QHWRA Community Service Requirement

Attachment L: 2000, 2001 & 2002 CFP Performance and Evaluation Reports

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI*	31,363	5	5	5	5	1	5
Income >30% but <=50% of AMI*	46,277	5	4	4	5	1	1
Income >50% but <80% of AMI*	40,427	5	3	3	5	1	1
Elderly	52,297	5	5	3	5	1	1
Families with Disabilities	111,514	5	5	5	5	5	5

*Based on a family of four

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

- Consolidated Plan of the Jurisdiction/s: **City of Austin**
Indicate year: **2001-02 Action Plan and 2000-2005 Consolidated Plan**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
2000 Profile of General Demographic Characteristics
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List				
Waiting list type: (select one)				
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance			
<input checked="" type="checkbox"/>	Public Housing (Conventional Housing (CV))			
<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	
	CV	S8	CV	S8

Housing Needs of Families on the Waiting List					
Waiting list total	2869	6655			
Extremely low income <=30% AMI	2733	5899	95.3	88.6	
Very low income (>30% but <=50% AMI)	126	702	4.4	10.6	
Low income (>50% but <80% AMI)	8	48	.3	.7	
Above 80% AMI	2	6	.0	.0	
Families with children	1752	5079	61.1	76.3	
Elderly families	59	137	2.1	2.1	
Families with Disabilities	164	311	5.7	4.7	
White/Hispanic Families	1213	2651	42.3	39.8	
Black/Hispanic Families	17	52	.6	.8	
Asian/Hispanic Families	47	85	1.6	1.3	
American Indian/Hispanic Families	3	2	.1	.03	
White/Non-Hispanic Families	450	951	15.7	14.3	
Black/Non-Hispanic Families	1101	2839	38.4	42.7	
Asian/Non-Hispanic Families	11	21	.4	.3	
American Indian/Non-Hispanic Families	27	45	.9	.7	
Characteristics by Bedroom Size (Conventional Housing Waitlist Only)	Number of Families on Conventional Housing Waitlist	% of Conventional Housing Units	Annual Unit Turnover for Conventional Housing		
1BR	1120	39.0%	196		
2 BR	1391	48.5%	172		
3 BR	329	11.5%	97		
4 BR	29	1.0%	33		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, only for Section 8					
If yes:					
How long has it been closed (# of months)? May 31, 2002					
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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:

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Will market in accordance with family outreach portions of the Housing Occupancy Manual and the Section 8 Administrative Plan (Section A.1 Ongoing Outreach)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$5,598,413	
b) Public Housing Capital Fund	\$3,056,858	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$42,126,320	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	\$486,659	
h) Community Development Block Grant		
i) HOME	\$412,905	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Safe and Drug Free Schools and Communities	-0-	
3. Public Housing Dwelling Rental Income	\$2,696,040	
4. Other income (list below)		
Interest	\$100,000	
Other Income	\$112,000	
Section 8 Contract Administration Excess Revenue	\$4,800,000	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$59,389,195	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: **(20-25 on waitlist)**
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) **Family Composition**

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

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

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

(2) Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists

- Site-based waiting lists
- Other (describe)

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other sources: **BROCHURES, TENANT HANDBOOKS AND TENANT CALENDARS**

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

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

(6) Deconcentration and Income Mixing

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

Under the Final Rule dated 8/6/02, any developments that fall below 30% AMI would not qualify for deconcentration even if they are above the 115% variance range. Therefore, since the 30% AMI (ELI) range for a family of one is \$14,950.00 and the highest average income for Public Housing is \$13,527.00, none of the Public Housing developments fall under the need for deconcentration.

If yes, list these developments as follows:

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

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

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program

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

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- 1 Welfare to Work Eligible
2 Elderly/Disabled and involuntary displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other: **Direct notification to area agencies, direct mail to waitlist applicants.**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other: **Child support payments up to \$480 annually, per child, by any member the family for the support and maintenance of any child who does not reside in the household.**

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase or decrease
- 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? (select all that apply.)

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Incorporated in the Section 8 Administrative Plan

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(Attachment A)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1927	450
Section 8 Vouchers	4177	300
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	700 Welfare to Work Vouchers	50
Public Housing Drug Elimination Program (PHDEP)	1,927 families	N/A
Ross Program	250 families	N/A
Other Federal Programs(list individually)		
Safe and Drug Free Schools and Communities	238 families	N/A
Section 8 Family Self-Sufficiency Program	82 families (25 mandatory)	10 families
Voluntary Family Self-Sufficiency Program	57 families	10 families

C. Management and Maintenance Policies

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

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

Housing Occupancy Manual

Maintenance Policy and Procedures

Housing Operations Standard Operating Procedures (SOP) Manual

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

HACA is a High Performing Agency and is exempt from this section.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **TX59-P001-50103** FFY of Grant Approval: **(2003)**

- Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$200,000
3	1408 Management Improvements	\$238,000
4	1410 Administration	\$300,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$110,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$544,589
10	1460 Dwelling Structures	\$1,420,000
11	1465.1 Dwelling Equipment-Nonexpendable	\$65,000
12	1470 Nondwelling Structures	\$110,000
13	1475 Nondwelling Equipment	\$152,000
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)	\$3,139,589
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$100,000
23	Amount of line 20 Related to Security	\$100,000
24	Amount of line 20 Related to Energy Conservation Measures	\$200,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA	Operating Administration	1406 1410	200,000 300,000

	Management Improvements	1408	
	Management Information System		60,000
	Enhance Management Operations		10,000
	Enhance P & D Operations		10,000
	Enhance Maintenance Operations		8,000
	Resident Initiatives		100,000
	Security & Drug Elimination		50,000
	Fees & Costs	1430	110,000
HA Wide	Tree Trimming/Removal, Stump Removal, & New Tree Planting	1450	75,000
	Sidewalk Repairs	1450	10,000
	Parking Area & Drive Improvements	1450	10,000
	ADA Improvements	1450	10,000
	Fire Protection/suppression & Hydrant Testing	1450	35,000
	HVAC Services	1475	20,000
	HVAC Services	1465	15,000
	Appliances	1465	50,000
	Relocation Costs	1495	
Non-Dwelling Structures	Elevator at BTW/CD Building	1475	57,000
Non-Dwelling Equipment	Maintenance & P/D Vehicles	1475	75,000
TX-1 Chalmers	Interior Renovations	1460	175,000
	Add Washer Connections	1460	50,000
TX-2 Rosewood	Roof Replacements	1460	125,000
	Common Area Improvements at Court, Walkways	1450	10,000
TX-3 Santa Rita	Roof Replacements (Phase I)	1460	75,000
	Playground Upgrades	1450	15,000
	Parking & Drive Improvements	1450	75,000
TX-4 Meadowbrook	Interior Renovations (Kitchens & Baths) Phase I	1460	150,000
TX-5 BTW	Roofing Replacements (Phase I)	1460	150,000
TX-7 Lakeside	Interior Renovations (Kitchens & Baths) Phase I	1460	200,000
	Non Slip Surfacing of Building Apron	1450	9,589
TX-8 Salina	Interior Renovations (Phase II)	1460	80,000

	Landscaping & Grounds Improvements	1450	10,000
TX-9 Gaston Place	HVAC Replacements	1460	75,000
	Shower Valve Replacements	1460	50,000
	Carpet Replacements	1460	20,000
TX-10 Bouldin Oaks	Bath Sink and Faucet Replacements	1460	65,000
TX-11 Thurmond Heights	Foundation Repairs	1470	35,000
	Office Renovations	1470	75,000
	Electrical Upgrades	1460	75,000
TX-12 Georgian	Guttering & Drainage	1460	50,000
	Locate/Repair/Replace Water Cutoffs	1450	10,000
TX-13 Goodrich	Parking & Drive Improvements	1450	10,000
TX-15 Northloop	Carpet Replacements	1460	20,000
TX-16 Northgate	Erosion & Drainage	1460	15,000
TX-17 Shadowbend			
TX-18 Manchaca II			
TX-19 Manchaca Village	Fencing	1450	40,000
	Retaining Walls	1450	10,000
TX-20 Rio Lado	Interior Renovations Kitchens & Baths (Phase I)	1460	125,000
TX-22 Coronado Hills	Interior Renovations Kitchens & Baths (Phase I)	1460	100,000
TX-27 Scattered Sites	Interior Repairs	1460	20,000
	Fencing Repairs	1460	5,000
	Exterior Paint	1460	10,000
TOTAL			\$3,139,589

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
1406	09/30/2005	3/31/2006
1408	09/30/2005	3/31/2006
1410	09/30/2005	3/31/2006
1430	09/30/2005	3/31/2006
1450	09/30/2005	3/31/2006
1460	09/30/2005	3/31/2006
1465	09/30/2005	3/31/2006
1470	09/30/2005	3/31/2006
1475	09/30/2005	3/31/2006
1495	09/30/2005	3/31/2006

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

The Capital Fund Program 5-Year Action Plan is provided below:

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA Wide		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		753,000	
Operations		200,000	2004,2005, 2006, 2007
Administration		300,000	2004,2005, 2006, 2007
Management Improvements			
Management Information Systems		75,000	2004,2005, 2006, 2007
Enhance P & D Operations		10,000	2004,2005, 2006, 2007
Enhance Maintenance Operations		10,000	2004,2005, 2006, 2007
Resident Initiatives		8,000	2004,2005, 2006, 2007
Security & Drug Elimination		50,000	2004,2005, 2006, 2007
Fees & Costs		100,000	2004,2005, 2006, 2007
Total estimated cost over next 5 years		1,506,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	HA Wide		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2003			225,000
Tree Trimming Removal			75,000
Sidewalk Repairs			10,000
Parking Area Driveway Improvements			10,000
ADA Improvements			10,000
Fire Protection & Annual Hydrant Testing			25,000
Appliances			60,000
Relocation Costs			2004,2005, 2006, 2007
Total estimated cost over next 5 years			2,145,000

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-01	Chalmers Courts		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2003			225,000
Interior Renovations (Phase III)			140,000
Playground Improvements			15,000
Community Center Upgrades			20,000
Site Security Lighting Improvements			20,000
Erosion, Drainage & Landscaping			125,000
Playground Improvements			15,000
Total estimated cost over next 5 years			560,000

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-02	Rosewood Courts		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2003			135,000
Renovate Storage Rooms			10,000
Parking Lot Repairs			30,000
Common Area Improvements			25,000
Erosion & Drainage Improvements			25,000
Exterior Repairs & Paint			150,000
Parking Lot Repairs			30,000
Total estimated cost over next 5 years			405,000

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

			Development
TX1-03	Santa Rita Courts		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		165,000	
Roof Replacements (Phase II)		75,000	FFY 2004
Erosion, Drainage & Landscaping		50,000	FFY 2004
Community Center Upgrades		10,000	FFY 2005
Parking & Drive Improvements		50,000	FFY 2005
Parking & Drive Improvements		50,000	FFY 2007
Erosion, Drainage & Landscaping		50,000	FFY 2007
Total estimated cost over next 5 years		450,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-04	Meadowbrook		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		150,000	
Interior Renovations (Phase II)		200,000	FFY 2004
Day Care Improvements (A/C)		25,000	FFY 2004
Security Lighting Improvements		25,000	FFY 2005
Interior Renovations (Phase III)		200,000	FFY 2007
Daycare Improvements		25,000	FFY 2007
Total estimated cost over next 5 years		2,145,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-05	Booker T. Washington		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		150,000	
Roof Replacements (Phase II)		100,000	FFY 2004
Siding Replacement & exterior Paint (Phase I)		150,000	FFY 2005
Interior Renovations (Phase I)		400,000	FFY 2006
Interior renovations (Phase II)		600,000	FFY 2007
Total estimated cost over next 5 years		1,400,000	

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

TX1-07	Lakeside		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		209,589	
Kitchen & Bath Renovations (Phase II)		249,089	FFY 2004
Lobby, Community Room and Kitchen Upgrades		35,000	FFY 2004
Elevator Upgrades		15,838	FFY 2005
Fire Alarm System Upgrade		75,000	FFY 2005
Screen Door Replacements		20,000	FFY 2005
Kitchen & Bath Renovations (Phase III)		131,589	FFY 2006
Fire Alarm System Upgrade		50,000	FFY 2007
Total estimated cost over next 5 years		786,105	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-08	Salina		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		110,000	
Interior Renovations (Phase III)		50,000	FFY 2004
Landscaping & Drainage Improvements		25,000	FFY 2005
Interior Renovations (Phase IV)		50,000	FFY 2005
Roof Replacement		50,000	FFY 2006
Interior Renovations (Phase V)		100,000	FFY 2007
Total estimated cost over next 5 years		385,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-09	Gaston Place		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		125,000	
Interior Renovations (Phase II)		200,000	FFY 2004
A/C Replacements		25,000	FFY 2004
Carpet/Tile Replacements		25,000	FFY 2005
Walkways, Entry Doors Painting		25,000	FFY 2006
Individual Electric Meters		25,000	FFY 2007
Security Lighting Improvements		25,000	FFY 2007
Total estimated cost over next 5 years		450,000	

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

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003	65,000	
Exterior Lighting Improvements	30,000	FFY 2004
Exterior Paint/Repairs	150,000	FFY 2004
Playground Improvements	10,000	FFY 2005
Roof Replacements	200,000	FFY 2006
Fencing	30,000	FFY 2007
Interior Renovations (Phase I)	400,000	FFY 2007
Total estimated cost over next 5 years	885,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-11	Thurmond Heights		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003	25,000	
Exterior Repair, Stucco, & Paint	250,000	FFY 2004
Common Area Improvements	15,000	FFY 2004
Interior Renovations (Phase I)	250,000	FFY 2005
Exterior Lighting Improvements	30,000	FFY 2005
Exterior Repair, Stucco, & Paint	100,000	FFY 2005
Interior Renovations (Phase II)	250,000	FFY 2006
Roof Replacements	200,000	FFY 2006
Furnace Replacements	150,000	FFY 2007
Total estimated cost over next 5 years	1,270,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-12	Georgian Manor		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003	60,000	
Playground Improvements	15,000	FFY 2004
Fencing	50,000	FFY 2004
Foundation Repairs	50,000	FFY 2004
New Mailboxes	15,000	FFY 2005
Exterior Repairs & Paint	125,000	FFY 2005
Playground Improvements	15,000	FFY 2005
Roof Replacements	125,000	FFY 2006
Total estimated cost over next 5 years	455,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-13	Goodrich		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2003			10,000
Guttering & Drainage			35,000
Parking & Driveway Improvements			15,000
Relocate Playground			15,000
Foundation Repairs			50,000
Fencing			50,000
Foundation Repairs			50,000
Planned Start Date (HA Fiscal Year)			
			FFY 2004
			FFY 2004
			FFY 2005
			FFY 2005
			FFY 2006
			FFY 2007
Total estimated cost over next 5 years			225,000

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-15	North Loop		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Total of FFY 2003			10,000
HVAC Improvements			75,000
Clean Windows/Screens			25,000
Interior Renovations (Phase I)			135,751
Carpet Replacements			25,000
Common Area Improvements			25,000
HVAC Improvements			75,000
Planned Start Date (HA Fiscal Year)			
			FFY 2004
			FFY 2004
			FFY 2005
			FFY 2005
			FFY 2006
			FFY 2007
Total estimated cost over next 5 years			370,751

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-16	Northgate		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			

Total of FFY 2003	15,000	
Common Area Improvements (Benches, Refuse Cans)	12,500	FFY 2004
Parking & Driveway Improvements	75,000	FFY 2005
Furnace Replacements	150,000	FFY 2006
Water Heater Replacements	25,000	FFY 2007
Total estimated cost over next 5 years		

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-17	Shadowbend Ridge		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		0	
Fencing		45,000	FFY 2004
Fencing		20,000	FFY 2005
Playground Improvements		5,000	FFY 2005
Furnace Replacements		50,000	FFY 2006
Water Heater Replacements		25,000	FFY 2007
Total estimated cost over next 5 years			

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-18	Manchaca II		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		0	
Air Duct Cleaning		10,000	FFY 2004
Electrical Upgrades		15,000	FFY 2004
Furnace Replacements		90,000	FFY 2005
Water Heater Replacements		25,000	FFY 2006
Total estimated cost over next 5 years		140,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-19	Manchaca Village		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		50,000	

Electrical Upgrades	10,000	FFY 2004
Exterior Repairs & Paint	75,000	FFY 2005
Furnace Replacements	100,000	FFY 2006
Water Heater Replacements	15,000	FFY 2007
Total estimated cost over next 5 years	250,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-20	Rio Lado		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		100,000	
Interior Renovations (Phase II)		150,000	FFY 2004
Foundations & Sidewalks		25,000	FFY 2004
Interior Renovations (Phase III)		200,000	FFY 2005
Community Center Improvements		15,000	FFY 2005
Playground Improvements		50,000	FFY 2006
Furnace Replacements		181,589	FFY 2007
Total estimated cost over next 5 years		721,589	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-22	Coronado Hills		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		100,000	
Interior Renovations		150,000	FFY 2005
Fencing		75,000	FFY 2005
Playground Improvements		25,000	FFY 2006
Total estimated cost over next 5 years		350,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX1-27	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total of FFY 2003		15,000	
Roof Replacements		15,000	FFY 2004

Exterior Painting	10,000	FFY 2005
Interior Renovations	25,000	FFY 2006
HVAC Replacements	35,000	FFY 2007
Interior Renovations	25,000	FFY 2007
Total estimated cost over next 5 years	125,000	

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

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

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

1. Development name:

2. Development (project) number:

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

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

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

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

As indicated in the Statement of Housing Needs section of this plan, Austin is suffering from a severe shortage of affordable housing stock at all income levels. HACA is reviewing various opportunities to engage in new construction and rehabilitation of existing units to preserve the current affordable housing stock. HACA is exploring the creation of strategic partnerships and alliances with key actors in Austin's housing industry, and weighing the benefits of accessing

various financing mechanisms to include Low Income Housing Tax Credits, the issuance of revenue bonds, as well as, a variety of public and private resources.

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

If yes, list developments or activities below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (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. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: Housing Authority of the City of Austin
1b. Development (project) number: TX001 (Complete list of all public housing developments are listed within Attachment C)
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined

submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

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

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

HACA is a High Performing Agency .

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Referral Services provided to residents by Resident Services Specialists (RSS) assigned to their</i>	<i>~1,800</i>	<i>As needed, call in, walk in during office hours</i>	<i>RSS' or manager's on-site office; main office</i>	<i>Both</i>

<i>development.</i>				
<i>Family Self-Sufficiency (FSS) Program -- Families are assisted and encouraged by PHA to attain self-sufficiency. Escrow account is an incentive offered by the PHA</i>	<i>225 families</i>	<i>Specific Criteria</i>	<i>Call FSS Coordinator; must receive orientation to enroll.</i>	<i>Both</i>
<i>Goodwill Industries' Job Source Center – Job placement, job training, job search workshops, post-employment support available on site at three developments.</i>	<i>~300</i>	<i>Upon request</i>	<i>Call Goodwill at Rosewood Courts 480-0772.</i>	<i>Both</i>
<i>GED Courses and testing on-site. Classes currently held at four PHA developments. Austin Community College provides instructors.</i>	<i>~50</i>	<i>Upon request</i>	<i>Register through Resident Services Specialist or Economic Development Coordinator at 478-4686.</i>	<i>Both</i>
<i>Workplace Competency Program and GED instruction provided on-site at Georgian Manor by Austin Academy</i>	<i>~25</i>	<i>Upon request</i>	<i>Register through Resident Services Specialist or Economic Development Coordinator, 478-4686.</i>	<i>Both</i>
<i>Computer Training Courses at Booker T. Washington, Meadowbrook, and Thurmond Heights</i>	<i>~50</i>	<i>Upon request</i>	<i>Register through the Economic Development Coordinator at 478-4686.</i>	<i>Both</i>
<i>Youth Programs: tutoring, mentoring, recreation, drug prevention programs, provided to PHA youth by Boys & Girls Clubs, Roving Leaders, Boy Scouts, Girl Scouts, CEACO, and local congregations. Free rides to Boys & Girls Clubs.</i>	<i>~150</i>	<i>Upon parent's permission and membership registration.</i>	<i>Call Resident Services Specialist or PHA Drug Elimination Coordinator at 478-4686.</i>	<i>Public housing youth</i>
<i>Resident Watch and</i>	<i>~50</i>	<i>Available to</i>	<i>Contact Resident</i>	<i>Public housing</i>

<i>Apartment Residents on Watch (AROW) programs – Residents report crime and/or suspicious activities</i>		<i>all interested adult residents</i>	<i>Services Specialist or PHA Drug Elimination Coordinator at 478-4686.</i>	<i>adults</i>
<i>Health Services on site provided by several community organizations. Chiropractor, foot care, blood pressure and sugar screening, vaccinations. At senior sites.</i>	<i>~100</i>	<i>Walk-in basis</i>	<i>Call Community Development staff at your site for schedules and services at your site. Or PHA Main Off. 477-4488</i>	<i>Public housing</i>
<i>Several congregations provide mass, monthly service, bible study, Sunday school, or sponsor activities at several sites or transportation to services. At Meadowbrook, Lakeside, Salinas, Booker T. Washington, Thurmond Heights, Georgian Manor, Rio Lado and Coronado Hills.</i>	<i>~175</i>	<i>Walk-in basis</i>	<i>Call Community Development staff at your site or PHA Main Office 477-4488</i>	<i>Public housing</i>
<i>Youth Sports Leagues offered by Children’s Sports Foundation at Meadowbrook.</i>	<i>~125</i>	<i>Must attend practice sessions to stay on team</i>	<i>Call PHA’s Drug Elimination Coordinator at 478-4686.</i>	<i>Public housing</i>
<i>Daily lunches at senior sites provided by City of Austin Parks and Recreation Dept. and Meals on Wheels.</i>	<i>~ 300</i>	<i>Register for program.</i>	<i>Call Comm. Dev. Office at your site. or 477-4488</i>	<i>Public housing</i>
<i>After-school tutoring at Chalmers Courts, Booker T. Washington, Meadowbrook & Northgate</i>	<i>~ 120</i>	<i>Register for program.</i>	<i>Call Comm. Dev. staff at your site or School-to-Success Coordinator at 478-4686.</i>	<i>Public housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 01/04/02)

Public Housing	0	90
Section 8	25	82

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

HACA is a High Performing Agency and is exempt from this section.

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

TX-02, 04, 05, & 06

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

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

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

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

ALL

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? (list below) All Public Housing Developments

D. Additional information as required by PHDEP/PHDEP Plan

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

With the signing of the FY 2002 HUD/VA Appropriations Act, the drug elimination grants were not funded as a separate set aside through the PHDEP account. At this time, HUD has not released any additional information to confirm any future funding of this program.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HACA OCCUPANCY MANUAL

CHAPTER EIGHTEEN. RESIDENT PET POLICY

- I. **General Statement.** Residents of HACA are allowed to own and keep common household pets in their respective units in accordance with the following rules and regulations:
 - A. Prior written HACA approval, evidenced by a signed pet lease addendum, must be obtained prior to a resident owning or keeping a Common Household Pet in the dwelling unit;
 - B. Annual registration of the Common Household Pet by the resident with the City of Austin prior to bringing such authorized pet onto the development premises;
 - C. No more than two common household pets per unit;
 - D. Dogs and cats must not weigh over 30 pounds each when fully grown;
 - E. Birds, rodents and turtles must be caged at all times. Aquariums must not be over ten (10) gallons each;
 - F. Residents must show written proof from a licensed veterinarian of annual rabies, distemper and all other inoculations required by state or local law;
 - G. Dogs and cats are allowed on all floors at Lakeside, Gaston Place, Salina and Northloop;
 - H. Residents must abide by state and local laws governing the owning and keeping of pets;
 - I. Dogs and cats shall remain inside the resident's unit. No animals shall be permitted to be loose in hallways, lobby areas, laundromats, community rooms, yards or other common areas;
 - J. When taken outside the unit, dogs and cats must be kept on a leash and controlled by an adult;
 - K. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms disturb, interfere and diminish shall include, without limitation, barking, urinating in hallways, common areas or doorways, howling, chirping, biting, scratching and other like activities;
 - L. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall neither allow refuse from litter boxes to accumulate nor to become unsightly or unsanitary;
 - M. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and/or on the development grounds. Droppings must be disposed of by being placed in a sack and then placed in a HACA container outside the development building;
 - N. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times;
 - O. If pets are left unattended for a period of twenty-four (24) hours or more, HACA may enter the dwelling unit, remove the pet and transfer it to the proper authorities. HACA accepts no responsibility for the animal under such circumstances;

- P. Residents shall not alter their unit, patio or unit area in order to accommodate a pet;
- Q. Residents are responsible for all damages caused by their pets including, without limitation, the cost of cleaning of carpets or fumigation of units;
- R. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HACA;
- S. Should a resident's pet give birth to a litter, the resident shall within six (6) weeks from birth remove all animals (including the litter and mother) except resident will be allowed to retain two (2) common household pets in the unit as provided herein.
- T. Residents must identify an alternate custodian in the event of resident illness or other absence from the dwelling unit;
- U. Pets not owned by a the resident shall not be kept on a temporary basis;
- V. HACA has the right to require removal of a pet if the pet's conduct or condition is determined in the sole judgment of HACA, to constitute a nuisance or threat to other residents or staff;
- W. HACA may refuse pet ownership to any resident whom HACA has reason to believe is unable to care for a pet properly;
- X. Pets are not to be left chained or leashed outside the unit while unattended;
- Y. Food must be sealed in a container inside the unit;
- Z. HACA has the right to inspect a resident's unit without prior notice if HACA has reason to suspect the pet is not being cared for or that the resident is unable to properly care for the pet;
- AA. The resident must be present during a scheduled dwelling unit inspection of a unit occupied by **any and all pets**.

II. **Common Household Pet.** A Common Household Pet is defined as any domesticated dog, cats, birds, rodents, turtles and fish which are kept in HACA approved aquariums not maintained for commercial purposes.

III. **Animals that Assist the Handicapped/Disabled.** This Chapter shall not be applied in a manner that would prohibit those individuals regarded as handicapped/disabled from realizing the benefits of housing via a reasonable accommodation of exemption to policy, provided such exemption would not cause an undue administrative burden. Such an exemption must be accompanied by a professional medical opinion attesting to the resident's disability. The documentation shall state the physician's conclusion that in his/her professional medical opinion, a disability exists which meets HACA's definition of handicapped/disabled.

- IV. **Violations of the Pet Policy.** The violation of one or more of the provisions of this pet policy will be considered a violation of the dwelling lease agreement and may be grounds for the termination of the resident's lease agreement.
- V. **Pet Deposit.** There is a mandatory pet deposit **per pet** in the amount of \$50.00. The pet deposit may be used by HACA, in its discretion, to pay for reasonable expenses directly attributable to the presence of the dog or cat to the property including, without limitation, the cost of repairs and replacements to, and fumigations of, the resident's dwelling unit, as well as damage to any public or common areas caused by the pet. In the event that the pet deposit or any part of it is used by HACA to pay for such reasonable expenses, HACA will notify the resident and the resident will be required to replenish the deposit. The resident must pay the entire amount of the pet deposit prior to the execution of the lease and lease addendum.
- VI. **Pet Deposit Refund.** HACA shall refund the unused portion of the pet deposit to the resident within a reasonable time, not to exceed thirty (30) days, after the resident moves from the unit or no longer owns or keeps the pet in the dwelling unit.
- VII. **Vicious or Dangerous Pets.** Notwithstanding anything to the contrary, Residents are prohibited from owning or keeping in the unit pets which HACA reasonably believes to be dangerous or vicious to other pets, residents or staff including, without limitation, pit bulls, Doberman pinschers, and poisonous reptiles or arachnids.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. **(Attachment G)**

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Public Hearing held December 10, 2002 at 11:00 a.m.

2. If yes, the comments are provided below:

Can the PHA begin a Direct Deposit Payment Program for the Section 8 landlords?

The agency will look into starting a direct deposit payment program.

There is a concern with boyfriends staying at the Section 8 units. How do you know who should be living there and when does the agency consider the unauthorized resident as fraud?

The boyfriend should not be living in the unit unless he is on the tenant's lease. The agency has recently hired a person who will perform investigations regarding frau in both the Section 8 and Public Housing programs.

How can the inspectors ensure a consistent exterior quality for Section 8 properties within the same residential neighborhood?

The agency will have the inspectors pull a report for each neighborhood to review all Section 8 properties.

The City and the County administer the same programs. Shouldn't there be one agency to administer the programs? The merger would enhance the administration of the programs, provide more vouchers for the community, and rid the City of two of the same programs. The City's program has greatly improved and the County's program is in the dark.

To merge the two agencies would take federal action and additional action would also be needed by the City and the County. This agency would also like to see the two agencies combined as the strengths of both agencies could be merged for a more consolidated and efficient operation.

In your statement of needs, it is stated there needs to be more affordable housing. Could this be changed to more housing choice vouchers?

The agency agrees it would like to receive more vouchers to address the need for affordable housing.

What safeguards are in place to stop the participants of the programs from abusing the system?

The Capital Area Workforce Development Board is currently creating a software program that would allow all social service agencies to be able to review the services being offered to an individual.

What does the Housing Authority do to people who are drug dealing?

The police are called to investigate the matter and if convicted the housing authority will evict the tenant.

Is there any way to increase the curb appeal of the public housing properties? The property located on North Lamar looks like public housing. Could it be redesigned by an architect?

This property is currently receiving modernization work to include paint and stucco. It recently received new roofing.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

**Neighborhood Housing & Community Development
2001-2002 Consolidated Annual Performance and Report
Summary of Accomplishments, FY 2001-02**

ACTION: Address obstacles to meeting underserved needs

- Austin Housing Finance Corporation has initiated significant efforts towards marketing housing programs which directly benefit income-eligible clients. Extensive efforts using radio, newspapers, press releases, announcements and fliers have been used this year to expand awareness of housing assistance programs.
- Housing Information and Referral System. Neighborhood Housing and Community Development (NHCD) staff operates a telephone information and referral service for local affordable housing programs. As the local administrator of the majority of federal housing assistance programs, low-income clients contact NHCD for initial affordable housing information. The majority of the callers seek services of the public housing authorities, the City's housing programs or emergency services. Marketing of the service is limited to social service organization and other low-income housing advocates.

ACTION: Foster and maintain affordable housing

- The City of Austin also continues to validate its commitment to affordable housing by maintaining its funding commitment of a Housing Trust Fund. The city council approved the second allocation of non-federal, general revenue funds to complement the federal allocation for affordable housing activities for this purpose in FY 2000-01.

ACTION: Overcome gaps in institutional structures and enhance coordination

- Continuum of Housing Services. In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services to help highlight the City's housing needs by specific category. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Department uses this framework to assess housing needs and designs programs to address gaps or complement private and nonprofit sector activities. Coordination of services between these "stair steps" is critical to the overall goal of moving residents to self-sufficiency.

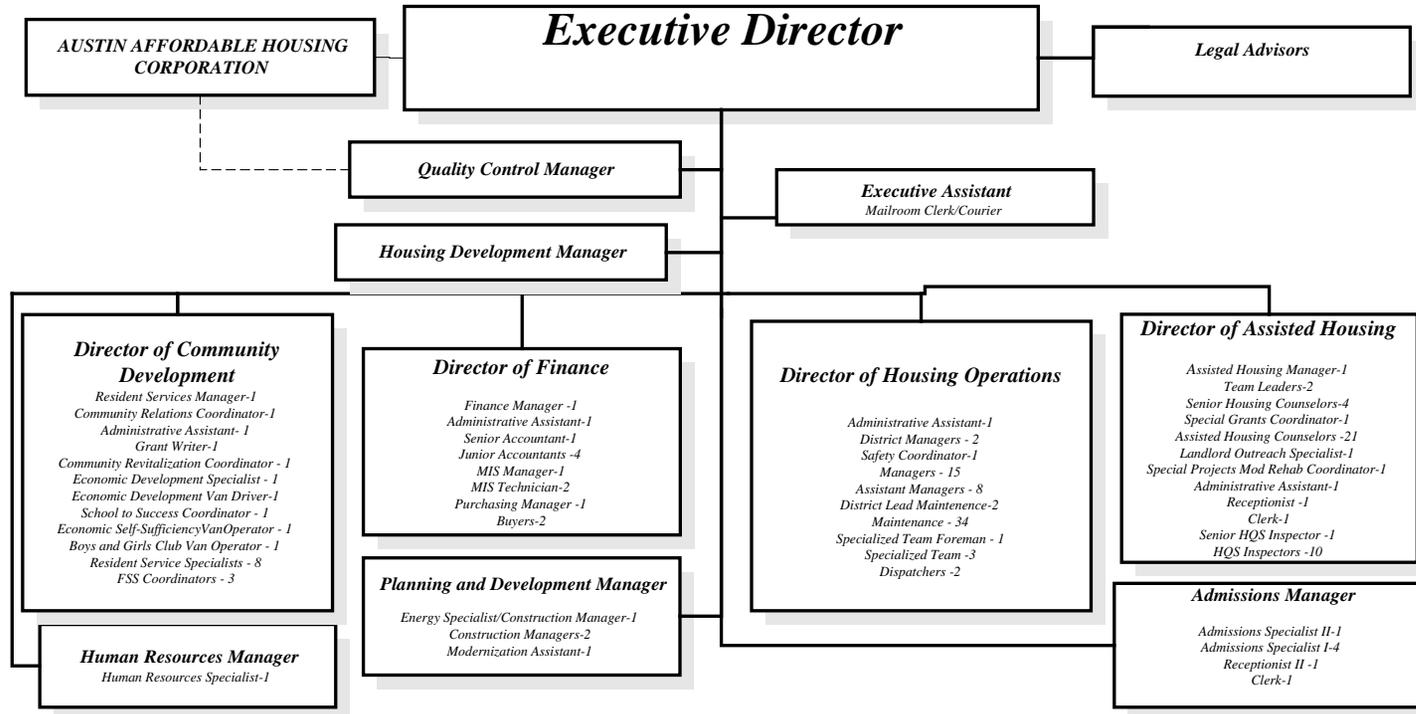
D. Other Information Required by HUD

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

Attachment A: Organizational Chart

HOUSING AUTHORITY OF THE CITY OF AUSTIN

For Board Approval FY 2002-2003



Attachment B: Deconcentration Policy

HACA OCCUPANCY MANUAL

CHAPTER TWO

ELIGIBILITY REQUIREMENTS

- I. **General Statement.** All families who are admitted into the Conventional Public Housing Program or the Section 8 Program administered by HACA must be individually determined to be eligible and suitable.

- II. **Income Mix and Selection Criteria and Deconcentration.** It is the policy of HACA to utilize mixed-income criteria in the selection of Conventional Public Housing residents. The purpose of utilizing mixed-income criteria is to provide for the deconcentration of poverty and income-mixing by bringing higher income residents into lower income census tracts and lower income tenants into higher income census tracts. This policy shall not be construed to impose or require any specific income or racial quotas for any development or developments.

- III. **General Eligibility Requirements.** The following eligibility criteria must be met in order for an applicant to be considered for the Conventional Public Housing Program or the Section 8 Program:
 - A. The applicant must be determined to be a Family;

 - B. The applicant must be a United States Citizen or a noncitizen who has eligible immigration status in one of the following categories: (1) lawfully admitted for permanent residence as an immigrant, including special agricultural workers; (2) entered the United States before January 1, 1972 and has maintained continuous residence thereafter, and who is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General of the United States; (3) lawfully present in the United States pursuant to the granting of asylum (refugee status); (4) lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in

the public interest (parole status); (5) lawful present in the United States as a result of the Attorney General of the United States withholding of deportation (threat to life or freedom); or (6) lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Action Section 245-A);

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

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

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

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

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

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

FMR Levels "High"-Fair Market Rent in Austin is significantly higher than most of the rest of the State and average rent payment to landlords in our Housing Voucher program is close to 110% of the FMR.

Voluntary Conversion of Public Housing Stock

PHA NAME: HOUSING AUTHORITY OF THE CITY OF AUSTIN
PHA NUMBER: TX001

REQUIRED VOLUNTARY CONVERSION CERTIFICATION

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

James L. Hargrove, Executive Director
Signature

Dated: November 20, 2001

Attachment D: Resident Membership of PHA Governing Board

Resident PHA Board Member	Rita Wanstrom	Appointed by the Mayor of the City of Austin	Term: 01-16-03 through 12-23-04
Resident Advisory Board	Name	Office	Site
Citywide Advisory Board	Rita Wanstrom	President	Lakeside
	Cindy Grozier	Vice-President	Rosewood
	P.J. Quolas	Secretary	Thurmond Heights
Lakeside Resident Council	Rita Wanstrom	President	Lakeside
	Greely Pannell	Vice-President	Lakeside
	Darlene Simpson	Treasurer	Lakeside
	Hazel Mayfield	Secretary	Lakeside
	Earl Cornwell	Board Member	Lakeside
	Elizabeth Atha	Board Member	Lakeside
Northloop Resident Council	Ava Hughes	President	Northloop
	John Duoveselle	Vice-President	Northloop
	Vacant	Treasurer	Northloop
	Anne Rogers	Secretary	Northloop
	Yolanda Robinson	Board Member	Northloop
	Gertrude Herndon	Board Member	Northloop
	Shang-Chi Yohosua	Board Member	Northloop
Gaston Place Resident Council	Debra Locklear	President	Gaston Place
	Robin Martin	Vice-President	Gaston Place
	Bernie Below	Treasurer	Gaston Place
	Karen Hanley	Secretary	Gaston Place
Meadowbrook Resident Council	Sandra Eason	President	Meadowbrook
	Monica Roussett	Vice-President	Meadowbrook
	Sonia Valdez	Treasurer/Secretary	Meadowbrook
	Rosita Diaz	Board Member	Meadowbrook
	Emetero Bermudez	Board Member	Meadowbrook
Thurmond Heights Resident Council	Michelle Mendez	President	Thurmond Heights
	P.J. Quolas	Vice-President	Thurmond Heights
	A.J. Satberry	Treasurer	Thurmond Heights
	Anissa Peralta	Secretary	Thurmond Heights
Rosewood/Salina Resident Council	Cindy Grozier	President	Rosewood
	J. B. Brannan	Vice-President	Rosewood
	Margaret Weibel	Treasurer	Rosewood
	Ethel Gallardo	Secretary	Rosewood
	Lillie Johnson	Board Member	Rosewood
	Amelia Garcia	Board Member	Rosewood
	Jim Maher	Board Member	Rosewood

Coronado Hills Resident Council	Vanessa Arredondo	President	Coronado Hills
	Frances Ybarra	Vice-President	Coronado Hills
	Beverly Parker	Treasurer	Coronado Hills
	Shontay Wallace	Secretary	Coronado Hills
	Barbara Hunter	Board Member	Coronado Hills
Rio Lado Resident Council	Forming a Resident Council	President	Rio Lado
	Vacant	Vice-President	Rio Lado
	Vacant	Treasurer	Rio Lado
	Vacant	Secretary	Rio Lado
	Vacant	Board Member	Rio Lado
Booker T. Washington Resident Council	Glenda Wise	President	Booker T. Washington
	Regina Darby	Vice-President	Booker T. Washington
	Ventia Forch	Treasurer	Booker T. Washington
	Caroline Huerta	Secretary	Booker T. Washington
	Bennie Heyward	Board Member	Booker T. Washington
	Deborah Hernandez	Board Member	Booker T. Washington
Chalmers Courts Resident Council	Sunny Lee Caylor	President	Chalmers Courts
	Louis Guzman	Vice-President	Chalmers Courts
	Shirley Ford	Treasurer	Chalmers Courts
	Lourdes Zamarron	Secretary	Chalmers Courts
	Epifania Salazar	Board Member	Chalmers Courts
	Francisca Cardiel	Board Member	Chalmers Courts
	Maria Arguello	Board Member	Chalmers Courts
Salina Advisory Board	Ruth Dotson	President	Salina
	Mary Lynn Bragner	Vice-President	Salina
	Rosa Steward	Treasurer	Salina
	Estella Chandler	Secretary	Salina
	Hertha Glenn	Asst. Secretary	Salina
Northgate Resident Council	Kathleen Johnson	President	Northgate
	Rona Cavil	Vice-President	Northgate
	Barbara Elye	Treasurer	Northgate
	Stephanie Anderson	Secretary	Northgate
	Ora Mae Milligan	Board Member	Northgate
	Cynthia Guerrero	Board Member	Northgate
Santa Rita Resident Council	Rosemarie Molina	President	Santa Rita
	Andrea Flores	Vice-President	Santa Rita
	Tammy Daniels	Treasurer	Santa Rita
	Lourdes Cordoza	Secretary	Santa Rita
	Marina Diaz	Board Member	Santa Rita
	Domitila Garcia	Board Member	Santa Rita

Attachment E:

Follow-Up Plan to the Resident Assessment Satisfaction Survey

Communication:

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

Safety:

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

Neighborhood Appearance:

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

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

**Certification by State or Local Official
of PHA Plans Consistency with
the Consolidated Plan**

I, Paul Hilgers the Community Development Officer certify that the Five Year and Annual PHA Plan of the Housing Authority of the City of Austin is consistent with the Consolidated Plan of City of Austin prepared pursuant to 24 CFR Part 91.

Paul Hilgers 01/06/03

Signed/Dated by Appropriate State or Local Official

Certification by State and Local Official of PHA Plans Consistency with the Consolidated Plan to Accompany the HUD 50075
OMB Approval No. 2577-0226
Expires 03/31/2002
(7/99)
Page 1 of 1

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

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

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

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations

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

Austin Housing Authority

PHA Name

TX001

PHA Number

Henry Flores

12/19/02

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

Attachment H: Progress Statement for the 2002-2006 Five-Year Plan

The Housing Authority of the City of Austin (HACA) has made tremendous strides in implementing the objectives and goals set forth in the 2002-2006 Five-Year Plans.

In 2002, HACA applied for additional Fair Share vouchers and was awarded 232 vouchers. Additionally, HACA applied for and received (59) Mainstream Housing Opportunities for Persons with Disabilities vouchers and the reallocation of (52) Welfare to Work and Housing Choice vouchers.

HACA also partnered with Capital Area Homeless Alliance and Austin Community Foundations to administer the Section 8 Mod Rehab of a Single Room Occupancy program. HACA will screen the applicants to the program and perform the Housing Quality Standards inspections for these units.

HACA has also continued to receive a “High Performer” designation from the U.S Department of HUD.

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

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

HACA has continued its partnership with Community In Schools to monitor and support after-school drop-out prevention programs at several public housing developments.

HACA oversaw the implementation and completion of Phase One of the Water Conservation program and incurred a savings in the water consumption levels at the public housing developments. HACA received recognition of this program through two awards: the 2002 City of Austin Water Conservation Awards and the National Association of Housing and Redevelopment Officials Merit Awards.

HACA converted 4 public housing units to ADA accessible units.

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

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

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

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

Attachment J:
**Criteria of Substantial Deviation
and Significant Amendments**

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

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

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

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



Attachment K:

Community Service Requirement

The Housing Authority of the City of Austin (HACA) will administer the Community Service and Self-Sufficiency Requirements.

For Dwelling Lease Agreements effective April 1, 2001 and after, the community service requirement will be included as a provision of the lease for each public housing resident who fits the following criteria:

- a. Is over age 17 and under age 62; and
- b. Is not disabled; and
- c. Is not gainfully employed.

The community service requirement notification packet will include: a description of the eight-hour monthly community service requirement, including notification that each family's that their community service obligation will begin upon the effective date of their first annual reexamination on or after April 1, 2001; eligibility criteria; the process of claiming an exempt status and for HACA's verification of such status; the consequences of failure to perform the community service requirement; the name and phone number of the Volunteer Coordinator, who will be available to provide guidance and assistance; a booklet describing a variety of community service opportunities and economic uplift programs in the area, including contact persons and telephone numbers; and several Community Service Time Cards.

Residents will also be informed that they must submit the Community Service time sheet to the Community Development Department on a monthly basis. Residents will be provided with postage-paid cards with which to document their community service hours, and blank cards will be kept in each manager's office. The Volunteer Coordinator will log the hours and file the documentation. Documentation must be signed by an official of the agency or institution where the service was performed or the economic uplift program was attended. Documentation and must include a phone number where participation can be verified.

Residents may fulfill community service and self-sufficiency requirements by participating for at least eight (8) hours per month in a community service program that meets the following criteria:

1. The community service is performed on behalf of a nonprofit or public agency (including a HACA-recognized Resident Council);
2. The service rendered furthers the mission of that agency; and
3. The community service is supervised by an authorized supervisor or official of that agency so that hours worked can be verified.

Mandatory community service participants may completely or partially fulfill their participation requirement by attending an eligible economic uplift program such as:

1. School or other education such as GED or ESL classes;
2. Vocational training;
3. Programs designed to improve the participants' ability to participate in the workforce, such as employability skills programs;
4. Other programs that impart skills intended to enable the resident to become economically self-sufficient, upon the determination of the Economic Development Coordinator.

Attachment L:
Capital Fund Program Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 9/30/02					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	250,000.00	250,000.00	250,000.00	250,000.00
3	1408 Management Improvements	220,000.00	231,115.10	231,115.10	231,115.10
4	1410 Administration	239,500.00	242,412.45	242,412.45	242,412.45
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	106,419.80	106,419.80	106,419.80
8	1440 Site Acquisition				
9	1450 Site Improvement	635,742.36	495,179.53	495,179.53	495,179.53
10	1460 Dwelling Structures	1,165,180.64	1,158,285.64	1,158,285.64	1,158,285.64
11	1465.1 Dwelling Equipment—Nonexpendable	91,184.10	199,309.62	199,309.62	199,309.62
12	1470 Nondwelling Structures	267,321.79	87,071.89	87,071.89	87,071.89
13	1475 Nondwelling Equipment	214,409.11	388,543.97	388,543.97	388,543.97
14	1485 Demolition				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN	Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 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: Final Performance and Evaluation Report 9/30/02

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,158,338.00	3,158,338.00	3,158,338.00	3,158,338.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	43,818.00	50,000.00	50,000.00	50,000.00
24	Amount of line 21 Related to Security – Soft Costs	43,000.00	73,000.00	73,000.00	73,000.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Consv. Measures	2,570,000.00	380,000.00	380,000.00	380,000.00

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	Operating Fund	1406		250,000.00	250,000.00	250,000.00	250,000.00	
PHA	Management Improvements	1408						
	Enhance Planning & Dev. Mgmt			10,000.00	7,031.57	7,031.57	7,031.57	
	Training, travel							
	MIS Upgrade			50,000.00	66,416.80	66,416.80	66,416.80	
	Hardware, software, training, technical Support upgrade computer system							
	Enhance Maintenance Operations			7,000.00	2,553.30	2,553.30	2,553.30	
	2-Way Radios							
	Training Maintenance Staff							
	Phone/Fax Equipment							
	Resident Initiatives			110,000.00	111,244.31	111,244.31	111,244.31	
	Salaries							
	Training-staff, residents programs-							

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	educational, self sufficiency							
	Drug Elimination			43,000.00	43,869.12	43,869.12	43,869.12	
	Sonitol & Alarms							
PHA	Administration	1410		239,500.00	242,412.45	242,412.45	242,412.45	
	Salaries, printing, advertising							
PHA	FEES AND COSTS	1430		75,000.00	106,419.80	106,419.80	106,419.80	
	A/E prepare plans for bids							
	Permitting & plan review							
PHA	SITE IMPROVEMENT	1450						
	Tree trimming & stump removal	1450		156,385.70	62,593.50	62,593.50	62,593.50	
	Plant Grass-PHA Wide	1450			2,600.00	2,600.00	2,600.00	
	Admin Bldg-Asphalt/Paving & Strip	1450			2,038.00	2,038.00	2,038.00	
	Sidewalk Replacement-PHA Wide	1450		60,000.00	86,414.32	86,414.32	86,414.32	
	Hydrant Inspection/Repairs	1450		34,000.00	8,900.00	8,900.00	8,900.00	
PHA	DWELLING STRUCTURES	1460						
	Fire Protection			854.10	854.10	854.10	854.10	

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	DWELLING EQUIPMENT	1465						
	Appliances			90,600.00	125,887.20	125,887.20	125,887.20	
PHA	NONDWELLING STRUCTURES	1470						
	Warehouse Finish Out & ADA			202,500.00	595.00	595.00	595.00	
	Admin. Bldg Repairs			4,995.00	6,067.00	6,067.00	6,067.00	COMPLETE
PHA	NONDWELLING EQUIPMENT	1475						
	HVAC-Warehouse & Admin Bldg	1475			9,781.00	9,781.00	9,781.00	
	P & D Vehicle & Maint. Vehicles	1475		158,043.25	157,733.25	157,733.25	157,733.25	COMPLETE
	Repair/Upgrade Vehicle	1475			3,987.17	3,987.17	3,987.17	COMPLETE
	Maintenance Equipment	1475		105.14	5,070.44	5,070.44	5,070.44	
Tx-01	CHALMERS COURTS							
	Fencing/Dumpster Repairs	1450	100%		1,400.00	1,400.00	1,400.00	COMPLETE
	Water Lines & Locate Cutoff	1450	100%	120,000.00	0.00	0.00		Complete w/ Energy Pgm
	Emergency Gas Line Replacement	1450	1		26,460.75	26,460.75	26,460.75	COMPLETE
	Strip Parking Lot	1450	100%		3,325.00	3,325.00	3,325.00	COMPLETE
	Property Signage	1450			2,500.00	2,500.00	2,500.00	COMPLETE
	Replace Clotheslines	1450	100%	30,486.00	30,486.00	30,486.00	30,486.00	COMPLETE
	Paint Exterior	1460	100%	12,089.30	12,689.30	12,689.30	12,689.30	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Kitchen & Bath Renovations	1460	100%		208,592.31	208,592.31	208,592.31	IN PROGRESS
	Roof Replacement	1460	100%		5,893.34	5,893.34	5,893.34	COMPLETE
	HVAC in Comm./Office	1470		3,500.00	0.00	0.00	0.00	COMPLETE CGP99
	Office Renovations	1470		5,425.00	5,425.00	5,425.00	5,425.00	COMPLETE
	HVAC Repair/Replacement	1475			12,750.00	12,750.00	12,750.00	COMPLETE
Tx-2	ROSEWOOD COURTS							
	Fencing	1450			13,582.50	13,582.50	13,582.50	COMPLETE
	Replace Mailboxes	1450	100%	9,020.00	9,020.00	9,020.00	9,020.00	COMPLETE
	Replace Clotheslines	1450	100%	24,325.00	24,325.00	24,325.00	24,325.00	COMPLETE
	Replace Water Lines & Descale	1450	100%	111,412.66	0.00	0.00	0.00	Complete w/ Energy Pgm
	Kitchen & Bath renev. & Int. Paint	1460	100%	562,170.00	515,719.08	515,719.08	515,719.08	IN PROGRESS
	Boiler Replacement/Repair	1475			2,510.17	2,510.17	2,510.17	COMPLETE
	HVAC Replacement/Repair	1475			1,762.00	1,762.00	1,762.00	COMPLETE
	BIO Fighter Equipment	1475		1,431.00	1,431.00	1,431.00	1,431.00	COMPLETE
Tx-3	SANTA RITA COURTS							
	Replace Clotheslines	1450	100%	18,624.00	18,624.00	18,624.00	18,624.00	COMPLETE
	Mailbox Cage Painting	1450			250.00	250.00	250.00	COMPLETE
	Handrail Repair	1450			2,080.00	2,080.00	2,080.00	COMPLETE
	Exterior Painting	1460	100%	85,500.00	89,544.00	89,544.00	89,544.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Weatherization	1460			468.00	468.00	468.00	
	Misc MATERIALS	1460			163.50	163.50	163.50	
	Kitchen/Bath Renovations	1460	100%		150,139.45	150,139.45	150,139.45	IN PROGRESS
	Water Heaters	1465	100%		25,154.22	25,154.22	25,154.22	COMPLETE
	Electrical Circuit Replacement	1470		5,162.09	5,162.09	5,162.09	5,162.09	COMPLETE
	Repairs-Storage Area	1470			1,200.00	1,200.00	1,200.00	COMPLETE
	Comm. Room HVAC Replacement	1475	1		4,800.00	4,800.00	4,800.00	COMPLETE
Tx1-04	MEADOWBROOK							
	Cabinet Replacement	1460	1		1,435.94	1,435.94	1,435.94	COMPLETE
	Bathroom Floor Repair	1460	1	275.00	275.00	275.00	275.00	COMPLETE
	Unit Renovations	1460	1		5,465.09	5,465.09	5,465.09	COMPLETE
	Draft Stop Repairs	1470	6		2,500.00	2,500.00	2,500.00	COMPLETE
	Emergency Power Line Repairs	1470			1,297.44	1,297.44	1,297.44	COMPLETE
	Paint Day Care	1470			3,000.00	3,000.00	3,000.00	COMPLETE
	Repairs at Family Learning Center	1470		15,000.00	450.00	450.00	450.00	
	Roofing & Int. Repair at Daycare	1470		4,725.00	4,725.00	4,725.00	4,725.00	COMPLETE
	HVAC for FLC Bldg	1475	2		7,150.00	7,150.00	7,150.00	COMPLETE
Tx-06	BOOKER T. WASHINGTON							
	Water Line Repairs	1450			23,561.75	23,561.75	23,561.75	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Emergency Sewage Services	1450			1,440.65	1,440.65	1,440.65	COMPLETE
	Strip Parking Lot	1450	100%		14,881.95	14,881.95	14,881.95	COMPLETE
	Property Signs	1450	2		5,000.00	5,000.00	5,000.00	COMPLETE
	Erosion Control/Retaining Walls	1450	50%		64,593.00	64,593.00	64,593.00	COMPLETE
	Temporary Fencing for Burned Units	1450			643.50	643.50	643.50	
	Heater Repairs	1460	25%	6,700.00	0.00	0.00	0.00	
	Dryer Connections	1460	1	47,500.00	0.00	0.00	0.00	DEFERED
	Roof Replacement/Repair	1460			2,325.00	2,325.00	2,325.00	COMPLETE
	Kitchen cabinet repair/replacement	1460	2	3,377.24	3,377.24	3,377.24	3,377.24	COMPLETE
	Foundation Repair (BTW)	1460	1		1,500.00	1,500.00	1,500.00	COMPLETE
	Fire Damage Repairs	1460			24,462.00	24,462.00	24,462.00	IN PROGRESS
	Unit Modernization	1460		4,450.00	4,450.00	4,450.00	4,450.00	COMPLETE
	Furnace replacement	1465	2		2,200.00	2,200.00	2,200.00	
	Water Heaters	1465	2		960.10	960.10	960.10	
	Lighting Wiring at CD Bldg	1470		345.29	2,754.95	2,754.95	2,754.95	COMPLETE
	Day Care-repairs and painting	1470			4,850.00	4,850.00	4,850.00	COMPLETE
	Roof Replacement for CD Bldg	1470			18,570.00	18,570.00	18,570.00	COMPLETE
	Office/Day Care Repairs	1470			3,032.00	3,032.00	3,032.00	
	HVAC for Office/Daycare	1475			3,346.00	3,346.00	3,346.00	COMPLETE
Tx-07	LAKESIDE APTS							

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Closet Repairs/Bathroom Repairs	1460	23	50,000.00	29,750.00	29,750.00	29,750.00	PROGRESS
	Wash/Paint Exterior/Clean Windows	1460		160,000.00	0.00	0.00	0.00	DEFERRED
	Laundry Room Painting	1460		4,700.00	4,700.00	4,700.00	4,700.00	COMPLETE
	Replace mechanical Room Door	1470		2,782.00	2,782.00	2,782.00	2,782.00	COMPLETE
	Upgrade Trash Chute	1470		9,964.41	9,964.41	9,964.41	9,964.41	COMPLETE
	Elevator Upgrades	1475	2	200,000.00	142,181.35	142,181.35	142,181.35	FRM CGP99
	Service Boilers	1475	2	4,829.72	2,414.86	2,414.86	2,414.86	COMPLETE
Tx-08	SALINA APTS							
	Exterior Lighting	1450	100%		9,771.61	9,771.61	9,771.61	COMPLETE
	Parking Area Handicap Access	1450			3,259.00	3,259.00	3,259.00	COMPLETE
	Asbestos Abatement	1460	4		7,920.00	7,920.00	7,920.00	COMPLETE
	AC for Dwelling Units	1465	1	584.10	8,675.10	8,675.10	8,675.10	
	Comm. Ctr ADA bath. renovations	1470	1	6,928.00	6,928.00	6,928.00	6,928.00	COMPLETE
	Office-Emergency Electrical Repair	1470			224.00	224.00	224.00	
	AC for Community Center	1475			250.00	250.00	250.00	COMPLETE
Tx-09	GASTON PLACE							
	Elevator Upgrades	1450	2	58,860.00	58,860.00	58,860.00	58,860.00	COMPLETE
	Exterior Building Painting	1450	100%	5,250.00	5,250.00	5,250.00	5,250.00	COMPLETE
	HVAC Replacements	1465	70%		19,510.00	19,510.00	19,510.00	

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Laundry Room Renovation	1470	1		1,550.00	1,550.00	1,550.00	COMPLETE
Tx-11	THURMOND HEIGHTS							
	Repair Brick/Fence Damage	1450			2,200.00	2,200.00	2,200.00	COMPLETE
	Bathroom Floor Repairs	1460	3	825.00	825.00	825.00	825.00	COMPLETE
	Broken Water Line Slab Repair	1460	1		2,274.83	2,274.83	2,274.83	COMPLETE
	Office Renovations	1470		3,745.00	3,745.00	3,745.00	3,745.00	COMPLETE
Tx-12	GEORGIAN MANOR							
	Property Signs	1450			3,740.00	3,740.00	3,740.00	COMPLETE
	Mechanical Closet/Code Upgrades	1460	100%	3,675.00	3,675.00	3,675.00	3,675.00	COMPLETE
	Upgrade Interior Wiring	1460			308.80	308.80	308.80	COMPLETE
	Furnace Service Checks	1460	100%		7,473.00	7,473.00	7,473.00	COMPLETE
	Office HVAC Replacement	1475	1		2,250.00	2,250.00	2,250.00	COMPLETE
Tx-13	GOODRICH							
	Erosion Control/Retaining Wall	1450	3	7,379.00	7,379.00	7,379.00	7,379.00	COMPLETE
	Internal Water Damage Repairs	1460			535.00	535.00	535.00	COMPLETE
Tx-15	NORTHLOOP							
	Cove Base Installation	1460			3,420.00	3,420.00	3,420.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Interior Painting-Common Areas	1460	100%		11,865.00	11,865.00	11,865.00	COMPLETE
	Office Renovations	1470		1,075.00	1,075.00	1,075.00	1,075.00	COMPLETE
	Replace/Repair Boiler	1475	2	50,000.00	29,476.73	29,476.73	29,476.73	COMPLETE
Tx-16	NORTHGATE							
	Community Center Renovations	1470		1,175.00	1,175.00	1,175.00	1,175.00	COMPLETE
Tx-17	SHADOWBEND							
	Door Replacement	1460	1	350.00	350.00	350.00	350.00	COMPLETE
	Handicap Ramp Installation – ADA	1460	2	4,395.00	4,395.00	4,395.00	4,395.00	COMPLETE
	Roof Replacement/Repairs	1460	1		3,090.00	3,090.00	3,090.00	COMPLETE
Tx-19	MANCHACA VILLAGE							
	Office HVAC Replacement	1475	1		1,650.00	1,650.00	1,650.00	COMPLETE
Tx-20	RIO LADO							
	Emergency Repair to Bathroom Stack	1460		1,395.00	1,395.00	1,395.00	1,395.00	COMPLETE
	Bathroom Floor Repairs	1460	20	5,225.00	5,225.00	5,225.00	5,225.00	COMPLETE
	Stairwell Repairs	1460			10,445.00	10,445.00	10,445.00	COMPLETE
	Ceiling Repairs	1460	1	1,700.00	1,700.00	1,700.00	1,700.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: Tx59P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Tx1-22	CORONADO HILLS							
	Water Lines/Slab Repair	1460	1		1,336.66	1,336.66	1,336.66	COMPLETE
	Renovations	1460	2		10,514.00	10,514.00	10,514.00	COMPLETE
	Bathroom Renovations	1460	1		919.26	919.26	919.26	COMPLETE
Tx-27	SCATTERED SITES							
	Interior Repairs	1460	4	10,000.00	6,633.74	6,633.74	6,633.74	COMPLETE
	Exterior Repairs/Painting	1460	3		8,930.00	8,930.00	8,930.00	COMPLETE
	Roof Replacement	1460	3		10,075.00	10,075.00	10,075.00	COMPLETE
	Install Trench/French Drain	1460	1		650.00	650.00	650.00	COMPLETE
	AC Repairs and Replacement	1465	4		9,450.00	9,450.00	9,450.00	COMPLETE
	GRAND TOTAL				3,158,338.00	3,158,338.00	3,158,338.00	

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program No: Tx59P00150100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1408	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1410	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1430	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1450	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1460	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1465	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1470	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	
1475	3/31/02	3/31/02	3/31/02	9/30/03	9/30/02	9/30/02	

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN	Grant Type and Number Capital Fund Program Grant No: TX59P00150101 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:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 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	223,000.00	246,034.70	246,034.70	141,962.38
4	1410 Administration	273,300.00	273,300.00	273,300.00	209,967.94
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	75,000.00	55,000.00	20,554.50
8	1440 Site Acquisition				
9	1450 Site Improvement	418,400.00	790,837.27	446,187.27	10,235.00
10	1460 Dwelling Structures	1,752,438.00	1,258,074.03	890,980.93	221,895.53
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00	79,054.00	74,654.00	74,654.00
12	1470 Nondwelling Structures	215,000.00	72,220.00	7,873.90	7,533.90
13	1475 Nondwelling Equipment	130,181.00	177,999.00	141,385.73	119,019.02
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	75,000.00	50,000.00	9,915.46	3,435.46
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,222,319.00	3,222,319.00	2,145,331.99	809,257.73
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	26,500.00	26,500.00	0.00	0.00

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN	Grant Type and Number Capital Fund Program Grant No: TX59P00150101 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:)
 Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	80,000.00	80,000.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conserv. Measures	500,000.00	500,000.00	0.00	0.00

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	ADMINISTRATION	1410		273,300.00	273,300.00	273,300.00	209,967.94	
	Salaries,printing,advertising							
PHA	MANAGEMENT IMPROVEMENTS	1408						
	Management Information System			50,000.00	56,034.70	56,034.70	56,034.70	
	Hardware,software,							
	Training, technical support							
	Upgrade computer system							
PHA	Enhance Maintenance Operations							
	Equipment, skills, training, automation	1408		20,000.00	20,000.00	20,000.00	10,865.67	
	Preventative maintenance program							
PHA	Enhance Planning & Dev. Mgmt.							
	Printer & computer upgrades, training	1408		10,000.00	10,000.00	10,000.00	1,971.50	
	Travel							
PHA	Resident Initiatives	1408		100,000.00	100,000.00	100,000.00	54,693.71	

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Salaries							
	Training-staff, residents-programs-Educational,self sufficiency							
PHA	Drug Elimination	1408		43,000.00	60,000.00	60,000.00	18,396.80	
	Salaries, security							
PHA	FEES & COSTS	1430		75,000.00	75,000.00	55,000.00	20,554.50	
	A/E prepare plans for bids							
PHA	SITE IMPROVEMENT							
	Tree Trimming/removal/stump removal	1450		75,000.00	75,000.00	18,750.00	1,498.00	
	Sidewalk Replacement	1450		25,000.00	25,000.00			See site spec
	Parking & Drive Improvements	1450		50,000.00	50,000.00			
	Landscaping improve-Central Office	1450		0.00	1,140.59	1,140.59	1,140.59	
	Guttering & Drainage Improvements	1450		50,000.00	50,000.00			
	Playground & Equipment Upgrades	1450		10,000.00	10,000.00			
	ADA Improvements	1450		20,000.00	20,000.00			
	Fire Protection & Annual Hydrant test	1450		15,000.00	15,000.00	3,150.00	3,150.00	
PHA	DWELLING EQUIPMENT							

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Appliances	1465		60,000.00	68,656.00	68,656.00	68,656.00	
PHA	NONDWELLING STRUCTURES							
	Office Renovations & ADA	1470		200,000.00	50,200.00	1,253.90	1,253.90	
PHA	NON DWELLING EQUIPMENT							
	Heaters-Reserve Emerg units/check-out	1475		0.00	199.00	199.00	199.00	
	Maintenance Equipment & Vehicles	1475		130,181.00	130,181.00	93,567.73	93,567.73	
PHA	RELOCATION COSTS	1495		75,000.00	50,000.00	9,915.46	3,435.46	
TX 1-01	CHALMERS COURTS							
	Interior Renovations(Phase 1)	1460		400,000.00	457,822.59	457,822.59	31,600.80	PROGRESS
	Emerg/bldg Repair-Storm Damage	1460		0.00	4,505.00	4,505.00	4,505.00	COMPLETE
	Emergency Gas Line Repairs	1460		0.00	35,000.00	35,000.00		COMPLETE
TX 1-02	ROSEWOOD COURTS							
	Interior Renovations(Phase 1)	1460		400,000.00	0.00			COMPLETE CFP00
	Roof Replacements(EMERGENCY)	1460		0.00	15,510.00	15,510.00	13,959.00	COMPLETE
	Basement Clean-Up	1470		0.00	670.00	670.00	670.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX 1-03	SANTA RITA COURTS							
	Fencing	1450		30,000.00	31,326.00	31,326.00		PROGRESS
	Interior Renovations(Phase 1)	1460		352,438.00	175,000.00	159,801.34	139,220.63	PROGRESS
TX 1-04	MEADOWBROOK							
	Landscaping,Erosion & Drain Imprvmts	1450		100,000.00	100,000.00			IN DESIGN
	Lighting	1450		0.00	2,757.41	2,757.41	2,757.41	SECURITY NEED
TX 1-05	BOOKER T WASHINGTON							
	Siding Repairs/Replacements(Phase1)	1460		100,000.00	77,929.44	3,935.00	3,935.00	
	Erosion & Drainage Improvements	1460		15,000.00	15,000.00			IN DESIGN
	Repair Heating Systems	1460		25,000.00	25,000.00	4,750.00		
	Replace Water Heaters	1460		5,000.00	5,000.00			
	Fire Damage Repairs	1460		0.00	153,707.00	153,707.00	18,800.10	PROGRESS
	Termite Treatment	1460		0.00	4,200.00	4,200.00	4,200.00	COMPLETE
TX1-07	LAKESIDE APTS							
	Paint Interior Walls	1460		50,000.00	25,000.00			
	Bathroom Repairs	1460		0.00	25,000.00	7,950.00	3,975.00	
	HVAC	1465		0.00	398.00	398.00	398.00	
	Abest/abate-Around Hot Water Tank	1470		0.00	3,850.00	3,850.00	3,850.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevator Repairs	1475		0.00	47,619.00	47,619.00	25,252.29	PROGRESS
TX1-08	SALINA APTS							
	Interior Renovations	1460	32	60,000.00	100,000.00			IN DESIGN
	Heavy Gauge Screen Doors	1460	32	10,000.00	6,000.00			IN DESIGN
TX1-09	GASTON PLACE							
	ADA Courtyard Access	1450		0.00	4,987.00	4,987.00		COMPLETE
	Interior Renovations	1460	100	53,000.00	0.00			
	Heavy Gauge Screen Doors	1460	100	10,000.00	17,000.00			IN DESIGN
TX1-10	BOULDIN OAKS							
	Community Center Improvements	1470		15,000.00	15,000.00			IN DESIGN
TX1-11	THURMOND HTS							
	Cm/Area&Playgro Inprv (Phase 11)	1450		25,000.00	25,000.00	25,000.00		FROM CGP99
	Exterior Repairs & Paint	1450		0.00	355,626.27	355,626.27		FROM CGP99
TX1-12	GEORGIAN MANOR							
	Electrical Upgrades	1460	94	10,000.00	10,000.00			
TX-13	GOODRICH							

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Mod of 1910-B Burris	1460	1	0.00	4,500.00	4,100.00		
	Office Renovations	1470	1	0.00	2,500.00	2,100.00		
TX1-15	NORTHLOOP							
	Common Area Improvements	1450		10,000.00	10,000.00			
	Ventilation Improvements	1460		10,000.00	10,000.00			
	Security Access/CCTV	1460		0.00	28,000.00	28,000.00		PROGRESS
TX1-16	NORTHGATE							
	Interior Repairs	1460		0.00	1,700.00	1,700.00	1,700.00	
TX1-20	RIO LADO							
	Exterior Plaint/Repairs	1460	90	200,000.00	200,000.00			IN DESIGN
	Exterior Door Rplcmnt(Entr/Stor/WH)	1460	100%	42,000.00	42,000.00			IN DESIGN
	Emergency Ceiling Replacements	1460		0.00	10,000.00	10,000.00		IN PROGRESS
TX1-22	CORONADO HILLS							
	Fencing	1460		10,000.00	10,000.00			IN PROGRESS
TX1-27	SCATTERED SITES							
	Exterior Paint	1450	5	7,000.00	10,000.00	3,450.00	3,450.00	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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Fencing Repairs	1450		1,400.00	5,000.00			IN PROGRESS
	Replace AC	1465		0.00	10,000.00	5,600.00	5,600.00	
	GRAND TOTAL			3,222,319.00	3,222,319.00	2,145,331.99	809,258.73	

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program No: TX59P00150101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	9/30/03	9/30/03	9/30/02	3/31/04	3/31/04		
1410	9/30/03	9/30/03	9/30/02	3/31/04	3/31/04		
1430	9/30/03	9/30/03		3/31/04	3/31/04		
1450	9/30/03	9/30/03		3/31/04	3/31/04		
1460	9/30/03	9/30/03		3/31/04	3/31/04		
1465	9/30/03	9/30/03		3/31/04	3/31/04		
1470	9/30/03	9/30/03		3/31/04	3/31/04		
1475	9/30/03	9/30/03		3/31/04	3/31/04		
1495	9/30/03	9/30/03		3/31/04	3/31/04		

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN	Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02 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	230,000.00	230,000.00	230,000.00	1,829.46
4	1410 Administration	300,000.00	300,000.00	300,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	100,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	790,000.00	790,000.00		
10	1460 Dwelling Structures	1,270,000.00	1,270,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	60,000.00	60,000.00		
12	1470 Nondwelling Structures	169,539.00	169,539.00		
13	1475 Nondwelling Equipment	117,319.00	117,319.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000.00	20,000.00		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,056,858.00	3,056,858.00	530,000.00	1,829.46
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	50,000.00	50,000.00		

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF AUSTIN	Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	85,000.00	85,000.00		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Consv. Measures	100,000.00	100,000.00		

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	1410		300,000.00	300,000.00	300,000.00		
	Management Improvements	1408						
	Management Information System			60,000.00	60,000.00	60,000.00	1,829.46	
	Enhance P&D Operations			10,000.00	10,000.00	10,000.00		
	Enhance Maintenance Operations			10,000.00	10,000.00	10,000.00		
	Resident Initiatives			100,000.00	100,000.00	100,000.00		
	Security & Drug Elimination			50,000.00	50,000.00	50,000.00		
	Fees & Costs	1430		100,000.00	100,000.00			
HA WIDE	Site Improvements							
	Tree Trim/Removal,New Tree Planting	1450		65,000.00	65,000.00			
	Sidewalk Repairs & Improvements	1450		10,000.00	10,000.00			
	Parking Area & Drive Improvements	1450		20,000.00	20,000.00			
	Fire Protection&Annual Hydrant Testing	1450		10,000.00	10,000.00			
	ADA Improvements	1450		10,000.00	10,000.00			

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Dwelling Equipment							
	Appliances	1465		60,000.00	60,000.00			
HA Wide	Relocation Costs	1495		20,000.00	20,000.00			
PHA	Non-Dwelling Structures							
	Office Renovations & ADA	1470		74,539.00	74,539.00			
PHA	Non-Dwelling Equipment							
	Maintenance Vehicles & Equipment	1475		87,319.00	87,319.00			
Tx1-1	Chalmers Court							
	Interior Renovations(Phase 11)	1460		250,000.00	250,000.00			PROGRESS
	Benches & Refuse Cans	1450		15,000.00	15,000.00			
Tx1-2	Rosewood Courts							
	Interior Renovations (Phase 11)	1460		175,000.00	175,000.00			COMPLETE CFP00
	Common Area Improvements	1450		15,000.00	15,000.00			
Tx1-3	Santa Rita Courts							
	Est/Paint&Water heater Closets/Doors	1460		100,000.00	100,000.00			COMPLETE CFP00
	Interior Renovations (Phase 1)	1460		200,000.00	200,000.00			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: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Water Heaters	1475		15,000.00	15,000.00			COMPLETE CFP00
Tx1-4	Meadowbrooks							
	Exterior Repairs/Paint & Entry Mode	1460		175,000.00	175,000.00			IN DESIGN
	De-Master Property	1460		15,000.00	15,000.00			IN DESIGN
Tx1-5	Booker T Washington							
	Roofing Replacements (Phase 1)	1460		40,000.00	40,000.00			
	Erosion/Drainage Imprvmts (Phase 11)			75,000.00	75,000.00			IN DESIGN
Tx1-7	Lakeside							
	Paint Interior Walls/Shower Repairs	1460		20,000.00	20,000.00			
	Community Center Upgrades	1450		20,000.00	20,000.00			
	Power Wash & Clean Exterior	1450		55,000.00	55,000.00			
Tx1-8	Salina Courts							
	Interior Renovations (Phase 11)	1460		75,000.00	75,000.00			IN DESIGN
Tx1-9	Gaston Place							
	Interior Renovations (Phase 11)	1460		150,000.00	150,000.00			
Tx1-11	Thurmond Heights							

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Siding Repairs & Exterior Paint	1450		25,000.00	25,000.00			PROGRESS
	Office Renovations	1470		75,000.00	75,000.00			IN DESIGN
Tx1-12	Georgian Manor							
	Mechanical Closet Code Upgrades	1460		20,000.00	20,000.00			COMPLETE CFP00
	Fencing	1450		25,000.00	25,000.00			
Tx1-13	Goodrich Place							
	Administrative Services Office	1470		20,000.00	20,000.00			
Tx1-15	North Loop							
	Ventilation Improvements	1460		50,000.00	50,000.00			
	Security Card Access	1450		25,000.00	25,000.00			COMPLETE CFP01
Tx1-16	Northgate							
	Replace Water Heaters	1475		15,000.00	15,000.00			
	Gutters & Drainage Improvements	1450		40,000.00	40,000.00			
Tx1-17	Shadowbend							
	Exterior Repairs & Paint	1450		90,000.00	90,000.00			IN DESIGN

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

PHA Name: Housing Authority of the City of Austin		Grant Type and Number Capital Fund Program Grant No: TX59P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Tx1-18	Manchaca 11 Gutters & Drainage Improvements	1450		25,000.00	25,000.00			
Tx1-19	Manchaca Village Playground Improvements Guttering,Drainage & Landscaping	1450 1450		15,000.00 50,000.00	15,000.00 50,000.00			IN DESIGN
Tx1-20	Rio Lado Drainage Improvements Foundations,Sidewalks & Stair Repairs	1450 1450		30,000.00 50,000.00	30,000.00 50,000.00			IN DESIGN
TX1-22	Coronado Hills Playground Improvements Exterior Repairs & Paint	1450 1450		25,000.00 80,000.00	25,000.00 80,000.00			IN DESIGN
Tx1-27	Scattered Sites Fencing Repairs Exterior Paint	1450 1450		5,000.00 10,000.00	5,000.00 10,000.00			
GRAND TOTAL				3,056,858.00	3,056,858.00	530,000.00	1,829.46	

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

PHA Name: Housing Authority of the City of Austin	Grant Type and Number Capital Fund Program No: TX59P00150102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408	10/01/04	10/01/04		10/1/06	10/1/06		
1410	10/01/04	10/01/04		10/1/06	10/1/06		
1430	10/01/04	10/01/04		10/1/06	10/1/06		
1450	10/01/04	10/01/04		10/1/06	10/1/06		
1460	10/01/04	10/01/04		10/1/06	10/1/06		
1465	10/01/04	10/01/04		10/1/06	10/1/06		
1470	10/01/04	10/01/04		10/1/06	10/1/06		
1475	10/01/04	10/01/04		10/1/06	10/1/06		
1495	10/01/04	10/01/04		10/1/06	10/1/06		