

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

The Housing Authority of the City of San Antonio

DUE TO HUD: April 17, 2003

The Housing Authority of the City of San Antonio
Version 3
Submitted June 26, 2003 (tx006v03)

The Housing Authority of the City of San Antonio
Version 2
Submitted June 06, 2003 (tx006v02)
Version 1
Submitted April 15, 2003 (tx006v01)

**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: The Housing Authority of the City of San Antonio

PHA Number: TX006

PHA Fiscal Year Beginning: 07/1/2003

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
- SAHA Desktop

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA (includes all attachments)
 - PHA development management offices (PHA Plan and Capital Fund Program)
 - PHA local offices
 - Main administrative office of the local government (PHA Plan and Capital Fund Program)
 - Main administrative office of the County government
 - Main administrative office of the State government
 - Public library (PHA Plan and Capital Fund Program)
 - PHA Website (PHA Plan and Capital Fund Program)
 - Other (list below)
- ?? Copies have been distributed electronically to the City of San Antonio (PHA Plan and Capital Fund Program)

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 2003 - 2007
[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 San Antonio Housing Authority is committed to building and maintaining affordable housing for the residents in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all residents with the highest level of professionalism, compassion and respect.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- ?? SAHA will continue to respond to all eligible voucher announcements. Applications will include the impact statements and internal plans for outreach and administration.
- Reduce Public Housing vacancies:
- ?? SAHA has had discussions with HUD regarding a streamlined process to fill vacant units at recently completed HOPE VI Redevelopment sites, which will circumvent more radical vacancy issues which are a direct result of the Voluntary Compliance Agreement (VCA).
- Leverage private or other public funds to create additional housing opportunities:
- ?? SAHA will seek to increase the availability of Public Housing through private and foundation funding opportunities, as well as state, local, and federal announcements.
- ?? SAHA is planning to develop a Financial Proposal that will be sent to HUD regarding the leveraging of resources in order to expedite the modernization of Public Housing units.
- ?? SAHA will explore additional housing opportunities for the elderly and persons with disabilities. Such opportunities may include but will not be limited to, partnership development for the use of HUD Section 202 and Section 811 funding for supportive housing for persons with disabilities.

- Acquire or build units or developments:
 - ?? SAHA will work with local planning initiatives to increase affordable housing in the City of San Antonio (CSA), for example, through the City of San Antonio's, Urban Affairs Committee (UAC), etc.
 - ?? SAHA will conduct feasibility studies both for acquiring, and building units, and/or developments and/or properties, including costs and impacts.
 - ?? Redevelopment of the Victoria Courts site as a result of receiving the FY 2002, HOPE VI Revitalization Grant.

- Other (list below)
 - ?? SAHA will explore ways to expand the supply of assisted housing by seeking both public and private funds which will allow SAHA to acquire and/or build additional units. SAHA's goals are to seek both public and private funds to enable the agency to establish means to better serve all persons in need of both permanent, and temporary housing assistance.
 - ?? SAHA will be exploring the prospect of setting aside up to 15% of the Housing Choice Vouchers for Project Based Assistance to serve the elderly, disabled and non-elderly disabled populations.
 - ?? SAHA will use mixed financing for the HOPE VI and other housing development opportunities. This will include, but not be limited to tax credits and tax exempt bond financing for mixed income development and some public housing units.
 - ?? SAHA plans to use the Replacement Factor Program funds for some of the public housing units already demolished.
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve Public Housing Management: (PHAS score)
 - ?? SAHA has received a PHAS score of **85** (standard performer) for the year ending June 30, 2001. Our goal for the fiscal year June 30, 2002 is 90 or better. We will work on improving our score by improving the physical conditions of our properties, as funds permit. **(At time of submission of this PHA Plan, SAHA had not received the PHAS score for 2002.)**
- Improve voucher management: (SEMAP score)
 - ?? SAHA has received a SEMAP score of **92.59** (high performer) for the year ending 2001. **(At time of submission of this PHA Plan, SAHA had not received the SEMAP score for 2002.)**
 - ?? Continue implementation of new computer management system, which allows for automatically tracking voucher issuance/lease-up rates.
- Increase customer satisfaction:
 - ?? SAHA will implement an organization-wide Call Center to improve communications with our families.
 - ?? SAHA is going through a global organizational restructuring effort to improve customer service.
- Concentrate on efforts to improve specific management functions:
 - ?? Reduction in response time to work orders.
 - ?? SAHA is going through a global organizational restructuring effort to improve customer service.
- Renovate or modernize Public Housing units:
 - ?? Enhance Curb Appeal: Several PH Developments have been targeted for site improvements and exterior renovations over a 5-year period. This includes the majority of all Scattered Site properties.
 - ?? Comprehensive Modernization: Several Public Housing Developments have been targeted for comprehensive modernization over a 5-year period (approximately 231 units).
 - ?? Interior Renovation: Several Public Housing Developments have been targeted for interior rehabilitation to dwelling & non-dwelling structures over a 5-year period, to include; units, offices, hallways, laundry rooms, community rooms, etc. (approximately 228 units).
 - ?? In some cases, comprehensive modernization and interior rehabilitation may include the installation of Automatic Fire Sprinkler Systems.
 - ?? Resulting from the Voluntary Compliance Agreement, (VCA), the Housing Authority is obligated to create an additional 190 accessible apartments to supplement the existing stock of 172 accessible apartments. Originally, the Housing Authority projected completion of this work within 3 years. SAHA is in the process of requesting a

1-year extension to the original 3-year plan to complete the remaining units. This additional time is still within the 5-year term of the VCA.

- * All activities are contingent upon securing all necessary approvals and the availability of federal funds within the Capital Fund Program.

Demolish or dispose of obsolete Public Housing:

?? Recently, SAHA has conducted Feasibility and Viability Studies on several Public Housing properties. SAHA is in the process of reviewing all data, and once complete, SAHA will determine the feasibility of demolition and/or disposition based on the results. Demolition however is contingent upon securing all necessary approvals and the availability of federal demolition and replacement housing funds.

?? Demolition has been completed for Springview, Mirasol, Rex, and Alazan (parcel)

?? Disposition:

- Springview: (Option to dispose of a portion of the property)
- Mirasol: (Option to dispose of a portion of the property)
- Rex: (Option to explore the possibility of disposition)
- Alazan: (Option I, to lease a parcel of the property, for an established fee; Option II, disposition of a parcel of the property. Two Disposition applications were submitted to HUD in Fall-2000 and both have been approved.)
- Alazan: Proposed Disposition of approximately 3 acres to a Non-Profit Organization to construct single family homes (Avenida Guadalupe Association).
- San Juan Homes: Disposition of 3 acres to a Non-Profit Organization to construct 61 apartments for Seniors (Avenida Guadalupe Association).

?? Disposition (Feasibility Studies has been completed. Staff is currently reviewing the Study.):

- Victoria Plaza
- Sutton Homes

Victoria Plaza and Sutton Homes: The Housing Authority reserves the right to dispose, demolish, and/or both. Activities are contingent upon the findings of the these studies and the availability of funding for Replacement Units.

- San Juan Homes

?? Demolition:

- Victoria Courts: (Completed 1/2001)

?? Demolition and/or Disposition (Any future HOPE VI sites):

- Victoria Plaza
- Cassiano Homes
- Lincoln Heights Courts
- Wheatley Courts
- Sutton Homes
- Victoria Courts
- San Juan Homes

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

Provide replacement Public Housing:

?? Acquisition and/or construction of 8 units as replacement for units lost through demolition: Eligible Units - 1 @ San Juan TX608; 4 @ Cheryl West TX634; 2 @ Dispersed Housing TX637 and 1 @ Scattered Site TX663).

Provide replacement vouchers:

Other: (List below)

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

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords:
- ?? Actively participate in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media, and to educate the community on the various partnerships and programs administered by our agency.
- ?? Conduct monthly owners-orientation in an effort to recruit and educate prospective landlords.
- ?? Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
 - Increase voucher payment standards:
- ?? Payment standards are currently at 110% of the Fair Market Rent. Payment standards will be reviewed annually to determine if adjustments are required.
 - Implement voucher Homeownership Program:
- ?? SAHA is in the process of developing the Section 8 Housing Choice Voucher Homeownership Program
 - Implement Public Housing or other Homeownership Programs:
- ?? SAHA is currently in the implementation stage of the Public Housing Homeownership Program.
 - Implement public housing site-based waiting lists:
 - Convert Public Housing to vouchers:
 - Other: (List below)
- ?? Explore the development of Assisted-Living Housing Facilities.
- ?? SAHA will be exploring the feasibility of converting public housing units to Project Based units for special populations.
- ?? SAHA will be considering Assisted Living housing assistance opportunities for both Public Housing, as well as Non-Public Housing.

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:
- ?? SAHA's plans are to improve the living environment by implementing the following security improvements in Public Housing: Conduct windshield inspections by security patrols to identify what changes could be made in the physical environment that would deter the commission of crime. Changes to the physical environment include, but are not limited to, security lighting and fencing. These are eligible activities funded by the PHDEP grant and are underway at this time. These PHDEP funded activities will continue through November 2003. *Unfortunately, the PHDEP grant will no longer be available.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- ?? HUD approved the Housing Authority's Designation Plan on October 31, 2002. Out of a total of 28 developments, 16 developments are designated as "elderly only" and 12 developments will be operated as mixed developments (elderly and non-elderly). The designation plan will permit us to continue to meet the current demand for senior units.
- ?? On July 30, 2001, the Housing Authority was awarded low income housing tax credits for the development of affordable housing at 5803 Ingram Road and 13842 O'Conner Road. The two proposed San Antonio Housing Development Corporation (SAHDC) developments are elderly apartment complexes of which 25% will target tenants with incomes less than 50% of the area's median income (AMI) and 50% will target tenants with incomes less than 60% of the area's median income. The remaining 25% of the development will offer market rate units to the general public. A breakdown of units and proposed rents (less utility allowances) is listed in the chart below:

	One BR Units	One BR Rents	Two BR Units	Two BR Rents
O'Connor Road Site				
50% AMI	30	\$349	8	\$415
60% AMI	75	\$430	0	\$512
<u>Market Rate</u>	<u>35</u>	\$500	<u>2</u>	\$640
TOTAL	140		10	
Science Park Site				
50% AMI	25	\$349	5	\$415
60% AMI	55	\$430	5	\$512
<u>Market Rate</u>	<u>30</u>	\$500	<u>0</u>	\$640
TOTAL	110		10	

The addition of these units will provide more opportunities to serve the needs of the aging population in the City of San Antonio.

Other: (List below)

- ?? Provide specialty services for children, youth, senior citizens, persons with disabilities, recreational, and diverse cultural opportunities for residents;
 1. Youth Recreation Programs
 2. Scholarship Programs
 3. Youth Camps
 4. Youth Cultural Arts Programs
 5. Elderly Service Coordination to Address Frailty
 6. Nutrition Programs for the Elderly
 7. Elderly Transportation for Medical Appointments
 8. Resident Leadership through Resident Councils
 9. Housing Counseling and Services provided by on-site Partners (child-care, drug counseling and services for the hearing impaired)
- ?? Promote education and training to create better employment opportunities through the use of internal and external sources. (For example, the establishment of employment and education opportunities such as, an extension of the Alamo Community College District's, St. Philip's Southwest Campus, Training Facility in the Alazan-Apache Courts; and an on site Project Quest Program, etc.)
- ?? Promote safe neighborhoods through implementation of community initiatives (i.e. Cellular on Patrol, Neighborhood Watch, etc.)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
 - ?? SAHA will comply with the Section 3 regulations at 24 CFR Part 135 in connection with development/modernization contracts, thereby, increasing opportunities for employment of economically disadvantaged families. Goal attainment will be monitored through periodic reports from contractors.
 - Provide and/or attract supportive services to improve recipients' employability:
 - ?? Housing Authority currently provides supportive services through partner agencies (locally based) involving childcare, head start, job training, and job placement through on-site service offices located within Public Housing developments. These services are further leveraged through Hope VI CSS Program.
 - Provide and/or attract supportive services to increase independence for the elderly or families with disabilities:

- ?? SAHA is providing supportive services through partnering with agencies such as the Council of Independent Living Services, San Antonio Independent Living Services, and the Hearing-Impaired Association. These agencies provide assistance to overcome sight, hearing, and mobility impairments.
 - Other: (List below)
- ?? Actively work with external organizations to pursue and achieve common goals.
- ?? Develop a process to outreach to and establish resident businesses.
- ?? Continue to work with the City of San Antonio's Department of Community Initiatives, to establish additional on-site Nutrition Sites for the elderly and disabled.

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

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

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, family status, and disability:
 - ?? The Housing Authority and the Department of Housing and Urban Development (HUD) have executed a Voluntary Compliance Agreement to govern all Public Housing. The Agreement was executed November 20, 2001 and an implementation plan is included as an attachment to this document. ([Attachment "O"](#))
 - ?? Property Management will continue to distribute the HUD's Resident's Rights and Responsibilities brochure and will periodically include Fair Housing articles in our Resident's Newsletter.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, family status, and disability:
 - ?? Continue conducting Housing Quality Standards Inspection to ensure Section 8 participants are leasing suitable housing.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ?? SAHA has developed an Accessibility Modernization Plan for the creation of additional accessible units to comply with Section 504 of the 1973 Rehabilitation Act. The Act requires 5% of the units at each development to be accessible and 2% provided for hearing/visual impairments.
 - ?? Market Public Housing that are specifically designed with handicap features to the clients served by the Center On Independent Living (COIL), San Antonio Independent Living, Center for Health Care Services, and house clients who have special needs.
 - Other: (List below)

Other PHA Goals and Objectives: (List below)

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

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Executive Summary:

The San Antonio Housing Authority's (SAHA) mission, as addressed in the Public Housing Agency Five-Year Plan is to follow through with the commitment of building and maintaining affordable housing for the residents in our community. SAHA currently provides housing for approximately 6,000 Public Housing families and approximately 11,000 Housing Choice Voucher families. Despite the service to these 17,000 families, a great need to expand upon our services still exists. According to the Consolidated Plan and the Comprehensive Housing Affordability Strategy dataset, there are a total of 78,531 families who are below the 80% Average Median Income (AMI) threshold requirement for assistance. This means that of the total needy families in our community, SAHA is only able to provide assistance to approximately 22%. The main reason for our inability to provide assistance to more needy families is our lack of funding from the Federal Government. Even though SAHA has made every attempt possible to secure funding in order to expand upon our services, the stark reality is that there is not enough funding to fulfill our mission completely, and congress has slowly but surely been reducing the funding to Public Housing Authorities.

Faced with the reality of decreased funding, SAHA has begun an organizational restructuring to increase efficiencies and trim costs to the greatest extent possible. In 2002, SAHA began an organizational restructuring and change initiative to bring expertise into our business, install competitive private sector best practices, and change the culture of the organization to a client and employee focus.

In the upcoming year, due to factors such as funding constraints, and the documented housing needs as evidenced in the Consolidated Plan, SAHA will improve the Public Housing and Voucher management programs by creating an organization-wide Call Center. This new Call Center will streamline the process of in-coming calls by the consolidation of information and will immediately increase customer satisfaction. SAHA will implement plans to maximize the number of affordable units available to the agency by employing effective maintenance and management practices in both the Public Housing and Housing Choice Voucher programs. The goal for Public Housing is to minimize the number of Public Housing units off-line caused by the Voluntary Compliance Agreement (VCA). HUD has recently approved amendments to SAHA's Admissions and Continued Occupancy Policy to ease the screening criteria which are anticipated to allow SAHA to fill vacant units more expeditiously, however the adverse impact of the VCA may only diminish slightly.

Planned activities to affirmatively further fair housing and to provide an improved living environment include counseling and providing maps to Section 8 program participants as to the location of units outside areas of poverty or minority concentration. Marketing the program to owners outside areas of poverty and minority concentrations will be achieved by, conducting outreach efforts to potential voucher landlords; actively participating in the San Antonio Board of Realtors monthly meetings; conducting monthly owners-orientations; and personally contacting prospective landlords.

To help meet the housing needs of the community, SAHA's plans are to expand the supply of Public Housing and Assisted Housing by applying for additional rental vouchers, leveraging affordable housing resources in the community through the creation of mixed-finance housing, and to aggressively pursue housing resources other than Public Housing or Section 8 assistance.

SAHA will actively engage in activities that will contribute to the long-term asset management of the entire housing stock. Such efforts will include but not limited to by analyzing and investigating the possibility of private management, development-based accounting principles, implementing a comprehensive stock assessment and encouraging input from resident groups.

A fundamental goal of the agency is to provide employment opportunities for families of modest means to become self-sufficient and improve their quality of life. Our strategy for residents to move towards self-sufficiency focuses on increasing the number of employed persons by effectively partnering with agencies to provide job training, job placement and childcare opportunities. SAHA now operates two programs, the Family Self-Sufficiency Program and the Moving-To-Work Program, and also employs discretionary policies that include additional childcare deductions and income disregard for three Moving-To-Work sites.

Homeownership is every American's dream and providing opportunities to low income families is a primary focus for SAHA. We are currently in the implementation stage of the Public Housing Homeownership Program (5h), and in the process of developing the Section 8 Housing Choice Voucher Homeownership Program. More focus will be put on these two programs in the upcoming year.

SAHA provides specialty services for children, senior citizens, and persons with disabilities through programs such as the; Youth Recreation Program, Scholarship Program, Youth Camps and Cultural Arts Programs; The Elderly Nutrition Program, Elderly Service Coordination to address frailty, Elderly Transportation for Medical appointments; Resident Leadership through Resident Councils; and Housing Counseling and Services provided by on-site Community Partners.

Planned resources from Federal and Non-Federal sources total \$144,484,396 which will go to planned uses such as Capital Improvements, Community and Supportive Services, Safety & Security, Technical Assistance, Operations and the Re-development of the Victoria Courts site. These funds are not enough to satisfy the housing needs of the entire community and as a result, SAHA will become more entrepreneurial and less dependent on Federal funds by, leveraging housing resources and funds through public/private partnerships; establishing an effective technology base; entering into an Energy Performance Contract to improve energy efficiency and cost savings; and creating new revenue/income streams from marketing of service and products.

The current organizational restructuring at SAHA will lead to changes and improvements in terms of client service, management and maintenance operations. These changes will enable SAHA to serve our clients with the highest level of professionalism, compassion and respect.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions and Continued Occupancy Policy (included in Voluntary Compliance Agreement Policy approved by HUD January 30, 2002) (Attachment "[tx006a01](#)") (A)
- FY 1999 Replacement Housing Factor Program Annual Statement (Attachment "[tx006b01](#)") (B)
- FY 2000 Capital Fund Program Annual Statement Annual Statement (Attachment "[tx006c01](#)") (C)
- FY 2000 Replacement Housing Factor Program Annual Statement (Attachment "[tx006d01](#)") (D)
- FY 2001 Capital Fund Program Annual Statement (Attachment "[tx006e01](#)") (E)
- FY 2001 Replacement Housing Factor Program Annual Statement (Attachment "[tx006f01](#)") (F)
- FY 2002 Capital Fund Program Annual Statement (Attachment "[tx006g01](#)") (G)
- FY 2002 Replacement Housing Factor Program Annual Statement (Attachment "[tx006h01](#)") (H)
- FY 2003 Capital Fund Program Annual Statement (Attachment "[tx006i01](#)") (I)

- 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 ["J"](#))
- FY 2003 Capital Fund Program 5-Year Action Plan (Attachment ["tx006k01"](#)) (K)
- Public Housing Drug Elimination Program (PHDEP) (Attachment ["L"](#))
- Comments of Resident Advisory Board or Boards (Attachment ["M"](#))
(must be attached if not included in PHA Plan text) *Will be attached to the final draft version of the Plan.*
- Other (List below, providing each attachment name)
 - ?? Membership of the Resident Advisory Boards (Attachment ["N"](#))
 - ?? Voluntary Compliance Agreement (Attachment ["O"](#))
 - ?? Tenant Grievance Policy (Attachment ["P"](#))
 - ?? Homeownership Opportunities
-5h (Public Housing) (Attachment ["Q"](#))
 - Section 8 Housing Choice Voucher Homeownership Program (Attachment ["R"](#))
 - ?? 2003 PHA Plan Public Hearing (Attachment ["S"](#)) -To
be held March 12, 2003 and will be inserted in FINAL PLAN document.
 - ?? SAHA's Response to RAB Comments (Attachment ["M"](#))
-Will be included in final draft document
 - ?? SAHA's Certification of Initial Voluntary Conversion Agreement (Attachment ["T"](#))
 - ?? Section 3 Policy (Attachment ["U"](#))
 - ?? Resident Assessment Survey Subsystem (RASS) (Attachment ["V"](#))
 - ?? Capital Fund Program Accomplishments (Attachment ["tx006jj01"](#)) (JJ)
 - ?? Implementation of Community Service Requirements (Attachment [tx006w01](#))
 - ?? Section 8 Homeownership Capacity Statement (Attachment [tx006x01](#))
 - ?? Statement of Progress in Meeting 5 Year Plan Mission & Goals (Attachment [tx006y01](#))

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans (Attachment "W")
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans (Attachment "X")
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans SAHA/HUD executed Voluntary Compliance Agreement (Attachment "O")
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction.	Annual Plan:Housing Needs (Attachment "Y")

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the Public Housing Program	Annual Plan: Financial Resources (Attachment "Z")
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (ACOP), which includes the Tenant Selection and Assignment Plan (TSAP)	Annual Plan: Eligibility, Selection, and Admissions Policies (Attachment "tx600a01") (A)
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies (Attachment "AA")
<input checked="" type="checkbox"/>	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies Resolution #3046 (Not required as per PIH Notice 99-51) (Attachment "tx600a01") (A)
<input checked="" type="checkbox"/>	Public Housing rent determination policies, including the methodology for setting Public Housing Family Choice of Rental Payment (Sec. 523) <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Rent Determination Resolution #3074 (Attachment "tx600a01") (A)
<input checked="" type="checkbox"/>	Schedule of Family Choice of Rental Payment (Sec. 523) offered at each Public Housing development <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Rent Determination (Attachment "tx600a01") (A)
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination Resolution #3079 (Anticipated Revision January 2003) (Attachment "AA")
<input checked="" type="checkbox"/>	Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance (Attachment "BB")
<input checked="" type="checkbox"/>	Public Housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Grievance Procedures (Attachment "P")
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures (Attachment "AA")
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs (Attachment's "tx600c01-tx600e01-tx600g01") (C-E-G)
<input type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	26,700	5	5	5	5	5	N/A
Income >30% but <=50% of AMI	20,418	5	5	5	5	5	N/A
Income >50% but <80% of AMI	31,413	5	3	3	2	5	N/A
Elderly	20,923	5	5	3	5	5	N/A
Families with Disabilities	309,998	5	5	4	5	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: Fiscal Year 2000-2004
* Source: City of San Antonio Department of Housing and Community Development
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:

Other sources: (List and indicate year of information)

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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing (<i>Data as of 12/05/02 , and is merely a snapshot. This data is subject to change on a daily basis.</i>)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7,167		19%
Extremely low income <=30% AMI	6,377	88.98%	
Very low income (>30% but <=50% AMI)	633	8.83%	
Low income (>50% but <80% AMI)	157	2.19%	
Families with children	6,015	83.93%	
Elderly families	599	8.36%	
Families with Disabilities	553	7.71%	
Race/ethnicity	White/Hispanic 5,567	77.68%	
Race/ethnicity	White/Non-Hispanic 591	8.25%	
Race/ethnicity	Black/Non-Hispanic 924	12.89%	
Race/ethnicity	Black/Hispanic 54	.75%	
Race/ethnicity	Amer. Indian/Non-Hispanic 11	.15%	
Race/ethnicity	Amer. Indian/Hispanic 2	.03%	
Race/ethnicity	Asian/Native /Non-Hispanic 18	.25%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List

1BR	2,258	32%	
2 BR	2,883	41%	
3 BR	1,713	24%	
4 BR	282	2%	
5 BR	30	1%	
5+ BR	1	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance (<i>The data listed below is as of 12/13/02 and is merely a snapshot. This data is subject to change on a daily basis. The waiting list is not reflective of true need because the list is frequently opened and closed for operational efficiencies.</i>) <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6776		13.35%
Extremely low income <=30% AMI	6490	95.96%	
Very low income (>30% but <=50% AMI)	240	3.54%	
Low income (>50% but <80% AMI)	46	.50%	
Families with children	6526	96.31%	
Elderly families	136	2.01%	
Families with Disabilities	114	1.68%	
Race/ethnicity 1	5575	82.27%	
Race/ethnicity 2	1049	15.48%	
Race/ethnicity 3	109	1.61%	
Race/ethnicity 4	0	0%	
Race/ethnicity 5	43	.64%	
1 = White, 2=Black/African American, 3=American Indian/Alaskan, 4=Asian and 5=Native Hawaiian/Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? **Closed - Feb 22, 2003**

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

?? Persons with Disabilities

?? Moving To Work Participants

?? Family Self-Sufficiency with Escrow

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
- ?? The San Antonio Housing Authority entered into a Voluntary Compliance Agreement (VCA) with HUD in November 2001. The VCA required SAHA to centralize the waiting list from a site-based system. ***The number of vacant units has increased since the implementation of the VCA. HUD has recently approved amendments to the Admissions and Continued Occupancy Policy. These amendments are anticipated to ease the screening criteria and allow SAHA to fill the vacant units more expeditiously. However the adverse impact of the VCA may only diminish slightly.***
- Reduce turnover time for vacated public housing units:
?? ***With the implementation of the Voluntary Compliance Agreement (VCA), the turnover time has increased.*** SAHA will amend the Admissions and Continued Occupancy Policy to ease the screening criteria. It is anticipated that the turnover time for vacated public housing units will also decrease ***slightly.***
- 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 (Criminal Background Check)
- 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
- ?? Moving To Work Program
- Other: (list below)
- ?? Admission preferences aimed at assisting families pursuing self-sufficiency initiatives.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
- ?? SAHA will continue to market the developments that have been designated "elderly only". Marketing efforts will focus on community-based, non-profit agencies that assist elderly citizens in need of housing assistance.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing:
- ?? Under the Voluntary Compliance Agreement (VCA), effective 11/20/01, SAHA developed a Three-Year Plan that identifies Public Housing units to be modified to meet HUD required 5% mobility impaired and 2% hearing/visual impaired standard. Work on *Plan* commenced on April, 2001. The timeframes assume continued HUD funding for SAHA capital improvements. Currently, 136 new accessible apartments have been created since the inception of the VCA. SAHA is in the process of requesting a 1-year extension to the original Three-Year plan to complete the remaining units.
- 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:
- ?? The Housing Authority partners with several community-based, non-profit agencies that assist families with disabilities to improve their ability to live independently. Such agencies include but are not limited to, the Center of Independent Living Services, San Antonio Independent Living, Center for Health Care Services, and Texas Rehabilitation Commission. These agencies refer clients for housing and the agency provides supportive services. Some partnerships have been in existence for over 15 years. SAHA continues to work with Community-Based Organizations (CBOs) to educate the agencies on housing opportunities available to persons with disabilities. SAHA is committed to Fair Housing and Equal Opportunity Employment.
- Other: (list below)
- ?? Market units owned by SAHA's non-profit corporations and designated "elderly only," and Public Housing Developments with handicap features to families with disabilities. The reason for marketing these affordable housing units is to increase the opportunities available in this community to handicapped/disabled families.
- ?? Engage in proactive outreach to individuals and organizations, both public and private, and/or work with low-income persons with disabilities to create an ongoing resource for SAHA, as it endeavors to provide accessible housing to low-income families in need. Such outreach includes keeping these individuals and organizations updated; regarding the quantity and availability of accessible SAHA units, and seeking their input during SAHA's preparation of the Needs Assessment described in Section V.B.1.d. of the Voluntary Compliance Agreement.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- ?? SAHA will continue to market the availability of public housing to races/ethnicities shown to have disproportionate housing needs by utilizing newspaper ads, fliers, local non-profit organizations, etc.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units:
- ?? SAHA will counsel all program participants as to location of units outside of areas of poverty or minority concentration. Maps indicating the areas outside of poverty and minority concentration will be provided to each participant.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations:
- ?? Actively participate in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media and also to educate the community on the various partnerships and programs administered by our agency.
- ?? Conduct monthly owners orientation in an effort to recruit and educate prospective landlords.
- ?? Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
- 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.
- ?? The City of San Antonio's review of the local housing strategy identified need, effectiveness, and a means to identify methods to eliminate duplication amongst governmental agencies and believes that many housing strategies can be consolidated through government agencies, including SAHA. That same study found SAHA to be efficient in delivering quality housing in efforts to meet the needs in the housing strategy. (2001)
- ?? SAHA has had a long-term relationship with the Texas Department of Housing and Community Affairs (TDHCA). This relationship recently has begun to explore the feasibility of utilizing Section 8 Vouchers towards homeownership opportunities, expanding housing choices and possibly leveraging additional State financial resources.
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	13,639,312	
b) Public Housing Capital Fund	12,713,595	
c) HOPE VI Revitalization	18,788,269	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	66,498,987	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants Neighborhood Networks, ROSS Family	1,057,341	PH Supportive Services
h) Community Development Block Grant	700,000	PH Capital Improvements
i) HOME	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
	124,740	Self-sufficiency and Homeownership Supportive Services
	2,237,947	Section 8 Project Based Assistance (Mod/Rehab)
2. Prior Year Federal Grants (unobligated funds only) (list below) As of July 2002		
Capital Funds	7,911,008	PH Capital Improvement
HOPE VI	6,888,666	PH Capital Improvement PH Community and Supportive Services
PH Drug Elimination Program	1,890,528	PH Safety/Security
Resident Opportunity & Self Sufficiency	713,623	PH Supportive Service
Moving To Work	90,765	PH Technical Assistance
3. Public Housing Dwelling Rental Income	10,050,000	PH Operations
4. Other income (list below)		
Other income from affiliates	70,000	Affiliate Operations
Interest on General Funds	130,000	PH Operations
City of San Antonio – Cultural Arts	48,470	PH Supportive Services
5. Non-federal sources (list below)		
Sales and Services to Tenants	368,000	PH Operations
Net Operating Income	563,145	Affiliate Operations
Total Resources	144,484,396	

[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: (state number)

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

?? 2 months

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)

?? Debts owed to SAHA

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)

(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
 ?? Established per the HUD-approved Voluntary Compliance Agreement effective 11/20/01
 Sub-jurisdictional lists
 ?? Tenant Selection Areas described in the Voluntary Compliance Agreement (VCA).
 Site-based waiting lists
 Other (describe)

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

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

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

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

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

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

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

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

(3) Assignment

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

- One (*As Mandated by the Voluntary Compliance Agreement-VCA*)
 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:

(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) *SAHA is marketing to HUD to remove this “preference”*
- 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 veteran’s families in which the veteran is a household member.
 - Residents who live and/or work in the jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
- ?? First available unit
?? Willing to accept units at a desegregative preference
?? 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.

Date and Time (*Date* of Application-Placement determined by daily lottery)

Former Federal preferences:

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

Other preferences (select all that apply)

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

As mandated by the Voluntary Compliance Agreement, the Ranking Preference order is as follows:

1. Desegregative Preferences (**Priority 1**)
 - a. First Available
2. Non-Desegregative Preferences (**Priority 2**)
 - a. First Available
3. Disabled (**Priority 3**)
 - a. First Available
 - b. Families where all adult members are either elderly or disabled persons who cannot work

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

Clarifications of PIH Notice 2001-4 Regarding Deconcentration and the Capital Fund Program - PHA Plans

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2 © (1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 24 CFR 903.2 (2)(1)(v)]
Mirasol Homes	107		SEE BELOW
Alazan Apache	741		SEE BELOW
Wheatley	248		SEE BELOW
Lincoln	338		SEE BELOW
Cassiano Homes	499		SEE BELOW
Sutton Homes	242		SEE BELOW
Villa Veramendi	168		SEE BELOW
Mission Park	100	MTW Demonstration Program	

Under the Voluntary Compliance Agreement, residents that are below the average income will be offered incentive transfers to relocate to locations where residents with higher incomes predominate. Residents with higher incomes

will be offered incentive transfers to relocate to locations where lower incomes predominate. Residents with higher incomes will be eligible to receive a special rent deduction up to 25 percent of the family's earned income.

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)

?? Debts Owed to SAHA.

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)

?? Previous or current landlord information

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

?? The PHA will initially issue voucher for 120 days with the possibility of an additional 60 day extension for extenuating circumstances such as hospitalization or family emergency.

(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
- 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 veteran's families in which veteran is a household member.
- 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)

- ?? Moving to Work Participants (MTW)
- ?? Family Self-Sufficiency Program Participants with accrued Escrows (FSS)
- ?? 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.

Date and Time (*Date* of Application-Placement determined by daily lottery)

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veteran's families in which veteran is a household member.
- 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
- 1 Other preference(s) (list below) (*Equal Weights given to Other Preferences listed below*)
- ?? Moving To Work Participants (MTW) (Priority 1)
- ?? Family Self-Sufficiency Program Participants with accrued Escrows (FSS) (Priority 1)
- ?? Disabled (Priority 1)

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)
- ?? SAHA Web Page

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

- Through published notices
- Other (list below)

- ?? Contacts referral agencies
- ?? SAHA Web Page

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.)

?? Discretionary policies include additional childcare deductions and income disregard for three Moving-To-Work Sites.

b. Minimum Rent

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

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

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

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

??The Minimum Rent shall be \$25 per month, but a hardship exemption shall be granted to residents who can document that they are unable to pay the \$25 because of a long-term hardship (over 90 days). Examples under which residents would qualify for the hardship exemption to the minimum rent would include but not be limited to the following:

1. The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program;
2. The family would be evicted as a result of the minimum rent requirements;
3. The income of the family has decreased because of changed circumstances, including loss of employment;
4. A death in the family has occurred; or
5. Other circumstances as determined by SAHA

-The Minimum Rent hardship exemption is retroactive to October 21, 1998, so if any resident who qualified for the hardship exemption was charged a minimum rent since that time, the resident may be entitled to a retroactive credit.

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? (**Flat Rent**)

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

?? SAHA has developed Flat Rents (ceiling rents) for all public housing developments.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
- ?? Deduction for child support payments not to exceed \$480 per child.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

?? Any time there is a decrease in family income and/or change in family composition.

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

(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)

SAHA's Section 8 Administrative Plan excerpts: C. MINIMUM RENT [24 CFR 5.616]

Minimum Rent

“Minimum rent” is \$25. Minimum rent refers to the Total Tenant Payment and includes the combined amount a family pays towards rent and/or utilities when it is applied.

Hardship Requests for an Exception to Minimum Rent

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA’s attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA’s procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family’s circumstances must fall under one of the following HUD hardship criteria:

1. The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
2. The family would be evicted as a result of the imposition of the minimum rent requirement:
3. The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD

The Administrative Plan exert continues and is available for review in the Section 8 Administrative Plan dated March 2002.

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.
 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	6,123	1,200
Section 8 Vouchers	11,231	1,500
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	380	Included in Section 8 Voucher Total
Special Purpose Section 8 Certificates/Vouchers (list individually)	SPC 137	Included in Section 8 Voucher Total
Public Housing Drug Elimination Program (PHDEP)	2,660	521
Other Federal Programs(list individually)	N/A	N/A
HOPE VI	385	20
ROSS Service Coordinator	2,145	420

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)

- ?? Admissions and Continued Occupancy Policy
- ?? Tenant Selection and Assignment Plan
- ?? Resident Handbook
- ?? Maintenance Plan

(2) Section 8 Management: (list below)

- ?? One strike
- ?? Rent Determination (Payment Standard) Resolution
- ?? Administrative Plan
- ?? Utility Allowance Resolution

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

?? SAHA's Grievance Procedures limit the time frame for filing a grievance to 10 calendar days.

(Attachment "P")

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 \("tx600i01"\) \(I\)](#)) Form HUD-52837

?? 2003 Capital Fund Program Annual Statement

-or-

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

(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) Form HUD-52834

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 \("tx600k01"\) \(K\)](#)) HUD-52834

?? 2003 Capital Fund Program 5 Year Action Plan

-or-

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

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: Mirasol Homes

2. Development (project) number: TX59URD006I95

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

1. Development name: Spring View

2. Development (project) number: TX59URD006194
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

1. Development name: Victoria Courts
2. Development (project) number: TX59URD0061102
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:

?? Victoria Courts (TX59P006003). SAHA received approval of a HOPE VI Revitalization Grant in March 2003. The plans call for 430 mixed-income rental and 172 homeownership units.

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:

1. Victoria Courts (TX59P006003)
2. Cheryl West (TX59P006034)
- ?? Replacement Housing, 4 units
3. Dispersed Housing (TX59P006037)
- ?? 4903 Waycross, 1 unit
4. Dispersed Housing (TX59P006037)
- ?? 4904 Huntsmoor, 1 unit
5. Scattered Site (TX59P006033)
- ?? 7822 Glider, 1 unit
6. San Juan Homes (TX59P006008)
- ?? Replacement Housing, 1 unit
7. Sutton Homes (SAHA is in the process of reviewing the recently completed Viability Study.
- ?? Demolition/Replacement units are contingent upon the results of the Study).
8. During the course of the next year, SAHA will explore **Bond Financing** by utilizing Capital Fund Program funding to pay debt service. This will enable SAHA to implement PH Development Programs and to assist in Replacement Housing Activities.
9. During the course of the next year, SAHA will explore an **Acquisition Line of Credit** to create mixed-income developments and possibly to assist in Replacement Housing Activities.
10. SAHA plans to use the Replacement Factor Program funds for some of the public housing units already demolished.

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.)
 ?? Refer to the Activity Description Chart

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	S. J. Sutton Homes
1b. Development (project) number:	TX59P006009 (196 units) & TX59P006014 (46 units)
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Planned for Submission: 12/03 Submission of application is contingent upon the results of the Viability Study. If SAHA does decide to pursue demolition of structures and the disposition of the vacant land, it would be in conjunction with the upcoming NOFA submission timeframe relating to Funding for Demolition. <i>(Decisions regarding demolition and/or disposition are contingent upon Federal assistance. The announcement of demolition funding assistance had not been released by HUD at the time of the PHA Agency Plan submission. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities)</i>
5. Number of units affected:	242 units
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: 7/04 b. Projected end date of activity: Projected End: 7/05

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed Housing (Scattered Site)
1b. Development (project) number:	TX59P006037 (1 unit/single family home) 4904 Huntsmoor
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Planned for Submission: 6/1/03
5. Number of units affected:	1unit (Single Family Home)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Projected Start: 9/03</p> <p>b. Projected end date of activity: Projected End: 11/03</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Dispersed Housing</p> <p>1b. Development (project) number: TX59P006037 (1 unit/single family home) 4903 Waycross</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p> <p style="padding-left: 40px;">Demolition is complete. SAHA's plans are to sell the vacant lot.</p>
<p>4. Date application approved, submitted, or planned for submission: Planned for Submission: 6/1/03</p>
<p>5. Number of units affected: 1unit (Single Family Home)</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development (One Scattered Site)</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Projected Start: 9/03</p> <p>b. Projected end date of activity: Projected End: 11/03</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Dispersed Housing</p> <p>1b. Development (project) number: TX59P006033 (1 unit/single family home) 7822 Glider</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p> <p style="padding-left: 40px;">This is a burn-unit. SAHA is evaluating the foundation for soundness and will demolish if found to be inadequate.</p>
<p>4. Date application approved, submitted, or planned for submission: Planned for Submission: 6/1/03</p>
<p>5. Number of units affected: 1unit (Single Family Home)</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development (One Scattered Site)</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Projected Start: 9/03</p> <p>b. Projected end date of activity: Projected End: 11/03</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Victoria Courts</p> <p>1b. Development (project) number: TX59P006003</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/></p>

<p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Disposition of Refugio St. has been approved by HUD to build a 210 unit multi-family complex using Tax Credits for funding. SAHA will seek Disposition approval for the other phases of the property. This action will be sought upon notice of funding award. Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Refugio St. Redevelopment Approved: 11/ 20/2002.</p>
<p>5. Number of units affected: 660 units</p>
<p>6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: 6/03 b. Projected end date of activity: Projected End: 8/05</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Springview 1b. Development (project) number: TX59P006007 & TX59P006015</p>
<p>2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Approved: 11/30/00</p>
<p>5. Number of units affected: 247 units</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: 4/02 b. Projected end date of activity: Projected End: 12/03</p>

Demolition/Disposition Activity Description
<p>1a. Development name: San Juan Homes 1b. Development (project) number: TX59P006008</p>
<p>2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/></p>
<p>3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Planned: 4/03</p>
<p>5. Number of units affected: 0 units</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (3 acres) <input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: 8/03 b. Projected end date of activity: Projected End: 11/03</p>

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**? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	See following Table A
1b. Development (project) number:	See following Table A
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> 1,493---16 Developments Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> 652 units---12 Developments
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Originally Approved: 5/95 Revised: 10/31/02
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? HUD approved the revised Housing Authority's Plan (Designation Plan) on October 31, 2002. Sixteen developments (1,493 units) out of a total of 30 senior developments are designated as "elderly only" and 14 developments (652) will be operated as mixed developments (elderly and non-elderly). The Designation Plan will permit us to continue to meet the current demand for senior units.
6. Number of units affected:	1,493
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

Project Name	Project Number	Number of Units
Escondida	TX59-P006-033A	20
H.B. Gonzalez	TX59-P006-051	51
Pin Oak I	TX59-0007-003	50
Sunshine Plaza	TX59-0007-002	100
Blanco	TX59-P006-029	100
Kenwood North	TX59-P006-039	53
Pecan Hill	TX59-0007-004	100
Villa Tranchese	TX59-P006-019	201
Villa Hermosa	TX59-P006-022	66
Parkview	TX59-P006-027	153
College Park	TX59-P006-026B, TX59-P006-036	78
Marie McGuire	TX59-P006-048	63
La Chalet Apts.	TX59-P006-033B	34
Victoria Plaza	TX59-P006-018	185
Lewis Chatham	TX59-P006-030	119
OP Schnabel	TX59-P006-059	70
Lila Cockrell	TX59-P006-058	70
Fair Ave.	TX59-P006-028	216
TOTAL		1,493

UNDESIGNATED ELDERLY DEVELOPMENTS

Project Name	Project Number	Number of Units
Tarry Towne	TX59-P006-026A	98
Williamsburg	TX59-P006-033C	15
Madonna	TX59-P006-032A	60
Sahara Ramsey	TX59-P006-032B	16
W.C. White	TX59-P006-042	75
Sun Park Lane	TX59-P006-023	65
Linda Lou	TX59-P006-026C, TX59-P006-033B	10
The Midway Apts.	TX59-P006-040	20
William Sinkin	TX59-P006-052	50
Matt Garcia	TX59-P006-055	55
Col. Cisneros	TX59-P006-054	55
Jewitt Circle	TX59-P006-038	75

Reymundo Rangel	TX59-P006-129	26
South San Senior	TX59-P006-008	30
TOTAL		652

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.

Initial Voluntary Conversion Assessment (Attachment "T")

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

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

Initial Voluntary Conversion Assessment ([Attachment "T"](#))

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: Mirasol Homes 1b. Development (project) number: TX59URD006I195
2. Federal Program Authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" 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: Approved: 12/02/02
5. Number of units affected: 160 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development (<i>The 160 units are in four scattered locations</i>) <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Spring View 1b. Development (project) number: TX59URD006I194
2. Federal Program Authority:

<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" 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: Approved: 12/02/02
5. Number of units affected: 56 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development (<i>The 56 units are in four scattered locations</i>) <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.)

?? Homeownership Plan - The Section 8 Department is exploring the viability of utilizing a maximum of 20 vouchers in a Section 8 Homeownership Program. If viable, a Program will be developed and implemented in the next 12 months. ([Attachment "R"](#))

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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? 01/04/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families

?? Moving To Work Program Participants (MTW)

?? Family Self-sufficiency Participants (FSS)

- 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	Services Promoted by SAHA	Service Provided by SAHA staff Sec 8	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)
Parent Child Inc.- Head start program, Ed. & Health	150	150		Waiting List	On site @ PHA Developments	Both
Victory Outreach- Counseling & Referrals	150	150		Other- Walk- In	On site @ PHA Developments	Both
Ella Austin Comm. Center- Ed. & Health	50	50		Waiting List	On site @ PHA Developments	Both
AVANCE- Parenting & Ed.	360	360		Waiting List	On site @ PHA Developments	Both
ROAD Centers - Self-Suff., Empl., & Job Readiness	3,000	3,000		Other- Walk- In	On site @ PHA Developments	Both
SAHA - FSS- Self-Sufficiency	1,327		1,327	Other- Voluntary Prog.	PHA Main Office & on site @ PHA Developments	Both
SAHA HOPE VI CSS- Self-Sufficiency	620		620	Specific- HOPE VI Clients	PHA Main Office Housing Mgmt. Division	Both
SAHA Senior Resident Svcs. - Assessments & Referrals	2,000		2,000	Specific: Elderly	PHA Main Office & on site @ PHA Developments	Both- PH & Sec. 8 New Construction
City of San Antonio - Child-Care Delivery Svcs.	8,618	8,618		Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in	Both
Job Corp- Education & Training	200	200		Referrals & Application	SAHA Staff or Juvenile Detention	Both
Project Quest, Inc.- Ed. & Empl.	2,000	2,000		Income Eligibility	SAHA Staff Referral or Walk-in	Both
Southwest School of Business & Technical Careers - Ed./Training	1,800	1,800		Income Eligibility & Waiting list	SAHA Staff Referral or Walk-in	Both
George Gervin Youth	28	28		Other-Walk- In	SAHA Staff Referral	Both

Center – Education					or Walk-in	
Adelante Academy - Education	95	95		Based on HS Credits	SAHA Staff Referral or Walk-in	Both
San Antonio College Women’s Center - Ed. & Support Svcs.	125	125		Attending College	SAHA Staff Referral or Walk-in	Both
Project Learn To Read - Education	72	72		Waiting List	SAHA Staff Referral or Walk-in	Both
ACCD- Education	308	308		Application	SAHA Staff Referral or Walk-in	Both
Margarita R. Huanes Learning & Leadership Development Center - Education	300	300		Waiting List	SAHA Staff , TDHS Referral	Both
Affiliated Computer Solutions	300	300		JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in	Both
TDHS Choices	800	800		Income Eligibility	SAHA Staff Referral or Walk-in	Both
Project SER - Jobs for Progress - Empl. & Training	1,000	1,000		JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in	Both
TEEX Career Advancement & Applied Technology - Empl. & Training	1,500	1,500		JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in	Both
Savant Training And Technology - Healthcare Training	75	75		Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in	Both
Marriot Rivercenter Personnel-Employment	3,500	3,500		Based on available positions	SAHA Staff Referral or Walk-in	Both
Center for Health Services- Health Services	150	150		Referrals	SAHA Staff Referral or Walk-in	Section 8
San Antonio Fighting Back	3,000	3,000		Families living at one of nine targeted PH Developments	SAHA Staff Referral and Agency located on site	Public Housing
Dwyer Avenue Center- Supportive Service & Housing	104	104		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Section 8
Texas Department Of Protective And Regulatory Services	300	300		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Section 8
Healy-Murphy Center Inc.- Childcare	175	175		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Both
Texas Workforce Commission- Empl. & Job Training	1,500	1,500		Referrals & Income Eligible	SAHA Staff Referral or Walk-in	Both
City Of San Antonio, Parks And Recreation- Sports &	700	700		Walk-ins	SAHA Staff Referral or Walk-in	Public Housing

recreation						
Good Samaritan Center- Education (GED)	44	44		Walk-ins & Referrals	SAHA Staff Referral or Walk-in	Both
Positive Beginnings- Childcare and Job Training/Employment	170	170		CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in	Both
Carmelite Learning Center- Childcare	120	120		CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in	Both
Lincoln Center-After School Program	60	60		Walk-ins	SAHA Staff Referral or Walk-in	Both
Federal Bureau of Investigation (Welfare to Work)- Empl.	35	35		Referrals -35 Slots only	SAHA Staff & Agency Referrals	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 10/30/02)
Public Housing	52	388
Section 8	519	523

- 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 903.79 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ?? Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicates a high level of criminal activity in and around SAHA's Public Housing communities.

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ?? Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicates the high level of criminal activity in and around SAHA's Public Housing communities.

- Residents fearful for their safety and/or the safety of their children

- Observed lower-level crime, vandalism and/or graffiti
- ?? February 2000, HUD published its "In the Crossfire" report. Page 10 of the report indicates SAHA is one of 37 of the 55 agencies nation wide receiving PHDEP funding experiencing a crime reduction. The report further states the crime rate in SAHA Public Housing developments declined at a faster rate than the surrounding jurisdiction (City of San Antonio). *Unfortunately, PHDEP funds are no longer available.*
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
?? *SAHA is eligible to participate in PHDEP, however PHDEP funds are no longer available.*
- 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 ["L"](#))

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

PET OWNERSHIP POLICY SUMMARY¹

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

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

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

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

15. Civil Rights Certifications

[24CFR Part 903.79 (o)]

CERTIFICATION OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

TITLE VII – NON-DISCRIMINATION POLICY

The San Antonio Housing Authority complies with nondiscrimination regulations under Title VII, Civil Rights Acts of 1964; Vietnam-Era Veterans Readjustment Assistance Act of 1974; Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Age Discrimination in Employment Act of 1967; Executive Order 11141, the Equal Pay Act, the Texas Labor Code, and other applicable statutes, ordinances and regulations.

Furthermore, it is the policy of the San Antonio Housing Authority to assure Equal Employment Opportunity in all aspects of employment regardless of an individual's race, color, religion, ancestry, national origin, age, sex, political belief, marital and veteran's status or the presence of any sensory, physical or mental disability. All aspects of employment includes but are not limited to recruitment, selection, training, placement and promotion, pay benefits, other compensation and working conditions, demotion, layoff for termination and recall. The Housing Authority will make reasonable accommodations for qualified employees and other qualified individuals with a disability within the meaning of the Americans with Disabilities Act (ADA).

Original signature on file

January 21, 2003

Melvin L. Braziel

President and CEO

Housing Authority of the City of San Antonio

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? ([Attachment ___"II"](#))
- 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)
Increased participation of resident groups and association in Property Management activities

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

- ?? SAHA will use mixed financing for the HOPE VI and other housing development opportunities. This will include but not be limited to tax credits and tax exempt bond financing for mixed income development and some public housing units.

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 Boards?

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

Attached at ([Attachment "M"](#))

Provided below:

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

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

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

List changes below:

?? Activities were added to the Capital Fund Program's Five-Year Action Plan regarding improvements requested by the RAB.

Other: (list below)

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (City of San Antonio, Texas)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
?? Seek resident employment opportunities through training, skills development, job readiness, job placement, follow-up and related supportive services support through partnership development and resource leveraging.
?? Increase affordable housing opportunities for first time homebuyers and other groups to include the elderly, elderly frail, and persons with physical, mental and developmental disabilities.
?? Increase new construction opportunities
?? Increase improved affordable housing stock
?? Continue to support Fair Housing compliance through education, and local partnership support.
?? Continue community involvement with state, local, non-profit entities, neighborhood agencies, educational institutions, and business groups to meet the housing needs of local low- and moderate-income families.
?? Pursue grant funded opportunities as related to "need", including tax credit incentives, etc.
?? Support through compliance and/or partnership projects related to the City of San Antonio's Departments of, Building Inspections; Code Compliance; Community Initiatives; Economic Development; SA Metropolitan Health District; Neighborhood Action Department; Parks and Recreation; Planning; and Public Works.
?? Support through active participation the Urban Affairs Committee (formerly referred to as the Housing Task Force) and the Housing Master Plan Task Force.

- ?? Improve the safety and suitability of living environments including safety, reduction of isolation of income groups within areas through spatial deconcentration of housing opportunities, and conserving energy resources.
- ?? Expansion of economic opportunities including job retention and stabilization for low-income persons. Such efforts will include but not limited to the availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices, access to capital and credit development activities which promote the long-term economic and social viability of the community and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing programs.
- ?? Pursue HUD HOPE VI funding
- ?? Pursue assistance for families "in eminent danger" of separation or homelessness due to special needs and circumstances.
- ?? Reduce high-level concentration levels of teen pregnancy and socially transmitted diseases in public housing through partnership development for education, alternative activities, mentoring, and teen pregnancy prevention awareness.
- ?? Support the Better Jobs Initiatives:
 - Early childhood Education and Family Strengthening
 - Education Enrichment
 - Higher Education Preparation and Opportunities
 - Job Training
 - Literacy
- Other: (list below)

3. (There is no Number 3 in the **ORIGINAL** HUD Template)

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

- ?? Parade of Homes
- ?? Economic Development along major commercial corridors
- ?? Fee Waivers
- ?? Joint Planning and Implementation through the City's UCA
- ?? Shared facility use for shared service delivery

D. Other Information Required by HUD

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

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

ATTACHMENT M: PUBLIC HEARING

Public Hearing

Agency Plan FY 2003
March 12, 2003
6:00 PM

The meeting was opened by Lupita Gutierrez, Commissioner, who said that due to the lack of a quorum, the Special Board Meeting originally scheduled and posted, would not convene.

The Public Hearing regarding the Agency Plan would proceed as scheduled and Commissioner Briggs and herself would participate as members of the Ad Hoc Committee representing the Board. She turned the meeting over to staff.

Terry Boord thanked everyone for coming out to participate. She said she would call the names off the sign in sheet and everyone would be allowed to make a public comment regarding the Agency Plan. Each speaker would be allowed three (3) minutes to speak.

COMMENT

Arlene Hensell said that she had two issues that were of concern and that were discussed at the Zone meeting. These were lights around the apartment complex. They have been asking for them for two years and nothing has been done. The other location for lights are the breezeways. It is very hard to see at night if a light has not been left on. Her neighbor, Julia Reyes, is in a wheelchair and badly needs a ramp when she gets in and out her door. She has a diabetic condition and has only one leg. If her provider is not available and none of her family is around, which is most of the time, she has to wheel herself in and out and if she is not home, it is very hard for her to get in and out, especially when it is raining.

COMMENT

Larry Adams lives at Sutton Homes. He asked for security lights. He said this request has already been made but he would like to ask Mr. Braziel what he would do about this. It is very dangerous for kids.

Terry Boord explained to the audience and to Mr. Adams that the comments will be responded to by staff within a ten-day period and no dialogue will be made at this meeting. Mr. Braziel said that he remembers discussing this at the Zone meeting and the information was taken down. Ms. Boord reminded the audience that this meeting was for the Public Housing Agency Plan comments. She asked that the speakers focus on that then staff will have sufficient information to complete that process.

COMMENT

Donald Jones said that he wanted to talk about the project at East Terrace. He said that Housing was sending him over there and he told them that he did not want to move there. He asked "what are they going to do, one bunch belong to the Housing Authority and the other half belong to the people buying. What is up with this?" He said that he was not interested in moving there. At Sutton Homes, drug traffic is getting worse. He said there is a lot of activity going on out there and those people need to be kicked out of there. His brother just move there and they go to church. He has seen some strange action going on and if were the police pick up a lot of people. There is nothing by drug addicts. And another thing, you have to watch that guy at the store, I think he is dealing with drugs.

COMMENT

Kathleen Payton
Declined comment.

COMMENT

Joan Hall said that a lot is to be said with the progress that is being made. She wanted to ask what about the apathy of the people that you are renting to? She said she was from Terry Towne Apartments and it looked

like the last meeting was not held due to the weather, but this next meeting it looked like they would not have a resident council. And this is because of apathy. SAHA is meeting all the needs of these people that are asking for something. How does SAHA reflect on the people that live there and don't take the time to come here and express themselves and try to make things better. They are there behind the doors and gripping and giving and intimidating those that do wish to do something to help themselves and help the organization that is going leaps and bounds for us. What can be done about this apathy? Tarry Towne is about to not have a Resident Council. That is a terrible thing. But it is happening.

COMMENT

Catalina Zapata
Declined Comment.

COMMENT

Roman Salazar
Decline Comment

COMMENT

Betty Conner
Declined Comment

COMMENT

Kenneth Conner
Declined Comment

COMMENT

Betty Brown
Declined Comment

COMMENT

Patsy Vasquez said she would like to say that at this moment she had been informed that pretty soon Melvin Braziel would be walking the property instead of wasting the Board's time. She wants to let Mr. Braziel go see. She said she wasn't happy.

Commissioner Gutierrez said that she was not wasting their time and wanted to hear her comments.

COMMENT

There are a lot of problems at Pecan Hill. She said she had 15 petitions that are hand written by her and copies were given to the Manager, and others of things that really are ordinary and everybody has but Mr. Braziel knows from the Zone meetings. She said that because of cracks in the walkways, people have broken noses and she does not want anything like that happening to the residents at Pecan Hill. She said that Mr. Calvin Deese knows as she has told him. SAHA can patch and repatch up to a certain and something will happen. And in six or seven months, the same thing is happening. There are a lot of people with metal wheel chairs, walkers and the repair does not last. She wants Mr. Braziel to go see the property. People are sent out there to do the job but there are not supervisors, and what happens in the end, it is done and it is over with. No one checks. Mr. Braziel needs to go see it. So that he can see what she is talking about. She said that Pecan Hill for three years has been left behind. I live at Pecan Hill and they would like to have a nice place. There have been some improvements but there are some things that nobody ever bothered to do anything about. There was the filthiest kitchen that is now painted. And there are other things like the main foyer, the main entrance. The wallpaper has been there for so long. It is torn and filthy, the floor is cracked. She said that she knows that they are low on funds and that Section 8 is the least profit making that you have. But she reminded SAHA that they are HUD properties and they have to be kept up. They have to be kept up. She said that Seniors are very proud people. They live there and might be the

poorest of the poor but they are clean people and they would like for the place to look nice. And she knows that with a little effort and with a little bit of funds it can be done. Right the most important thing that she would like to have done is the dirt at the entrance at the main building. There is no curb there and no sidewalk. Some people have to walk from the bus stop and when it rains there is mud and people have to walk in the middle of the street. She knows it is outside and that it is part of the city, but she also knows that the city council is connected with Mr. Braziel and if they have funds, they have to have funds for this, this is a preventive matter. Some have pains and they are walking from the bus stop and how they get to the entrance in all that mud is not easy because there is no curb.

Commissioner Briggs suggested they go to City Council meeting and speak to them there because they are as citizens of San Antonio as anyone.

COMMENT

Robert Vasquez said he was Secretary of the Lewis Chatham Apartments. He wanted to know when they would have SAHA “exterminate” their trash cans. They smell bad. They cannot get to it because they smell like there is a dead dog inside. People are sick and they are hard to reach. He also wanted to know if they could have a little porch with steps for people can step up and reach the opening. They are hurting themselves. And he wanted to know if the exterminator that comes to the complex only puts one drop on the sink, underneath. He should be putting drops all over the sink, because all the roaches come out. The roaches will eat only that little piece and they go down and they die. And what about the rest of them? They come up, not only little ones but big ones. And they are coming in from next door, which is a vacant lot. He also wanted to find out if SAHA was going to do something about the driveway that fills with water. People cannot go outside and throw away their trash when there is water up to their knees. That is one of their main concerns. As far as everything else, everything is all right. They have a clean yard. What about cleaning? Is there going to be a cleaning crew come out to Lewis Chatham apartments? He said he could not longer do it, because he had chest pains the last time he did it. So he quit. He wanted to find out if there would somebody to clean like the last time. He said there is a clean yard, all the lights are burning in the parking lot, but they do need inside the hallways. The bottom lights are missing and he has reported it, especially on the third floor when you go around the Laundromat.

Mr. Braziel said there was a janitorial contract that is in the process of being let. SAHA has had problems for six months trying to get one, but it should be done in the very near future.

COMMENT

Lupe Barrera
Declined Comment.

COMMENT

Manual Fernandez said he lived at Fair Avenue Apartments, and he invited everyone present to come to Fair Avenue for a fund raiser. He said there would be hamburgers, cakes and sodas. The fundraiser is for a trip that is being planned. He said that he would like to put electrical doors on both sides for wheel chairs in the future, and they are having problems with winos that hang around across the street that live bottles at the bus stop and they want to see if they can keep them from coming in to the Fair Avenue Apartments.

Robert Beltran said that since there was a rainbow of topics, he said that he would take advantage of that like everyone else had. He asked someone in the audience for an address. He said that Mr. Briggs got so excited there. Ms. Moorehouse is the Council person for District 3. Each Council person has an individual district office. You don’t have to go down to the Council meeting and talk to them. Ms. Moorhouse has a district office in McCreless. She has two people there. He was there last Friday and told her about the complaint that he has in his neighborhood on Highland Blvd., where he has lived for 61 years. If you do go down to City Council, you don’t talk for 3 minutes, you can talk on a particular subject matter. You can talk about trees now, you can sign up for that motion, similar to the way they have it set up here now. If you

don't and you have to wait until 5:30 you don't just get up there. So if you go down there at 1:00 PM, you will stay there until 5:30 or 6:00. He thanked Irma Ochoa, the staff, for providing the material for the meeting, which was restricted to the Commissioners and to the hierarchy, including the press. He said that he thought that the interested citizens should be afforded the same opportunity to read the agenda items that the other people have. That should have done before. If that is cut out, he will find out why that was offered before and now have decided to cut out. I hope that it will continue and it should continue. In regards to the Capital Fund of last year, there is a 20% allowance authorized to be used for improvements. Last year, 20% of the Capital Fund was \$1,800,000. So what they project on the 5-year Plan is to do various things to various projects, to various developments. However, if they are short of money, they can go in, take the money out of there, if there is no money in there, the things that they promised at the meeting do not occur. The real purpose that he has come to the meeting at this time is to see that the items that were eliminated from the last promised plan, a total of \$1,800,000, and his good friend, Calvin Deese, who had to accomplish that, that is his job. It is not derogatory towards Calvin, whom he greatly admires. He wants to see that that \$1,800,000 is put back into what was promised those people. Then start over again. If that is not put in there, then the people that have been deprived of that amount of money for those improvements, with this new go around, what they are going to get. They still have not gotten anything, they are still behind \$1,800,000, Alazan Apache, some of them out in the South side....(Time up called by Terry Boord)...No, no, this lady...we are not going to abide by any rules because this lady and everybody else...nobody else was censured as to talking. I timed this lady, how long she talked, and this lady was not censured as to time. So you are going to be censured and my time is almost done. So you should have counted the time, you'd better do your job. So don't come to me and tell me that my time is up. There was no set time. You said three minutes, but the three minutes had not been adhered to. If it was not adhered to for one person, it will not be adhered to him. Staff will not discriminate against him anymore. He certainly thanked the members of the Board that attended, Ms. Gutierrez, has just a short time with SAHA, and he is glad that she still has that vim and vigor to attend and he thanked her for her time. He said they listen to \$1,800,000, ready the agenda, read the items on the agenda and then there won't be those derogatory remarks in the paper about the Board. Now I am finished.

COMMENT

Sherry Carea

Declined comment.

COMMENT

Mr. Wilson

Declined comment.

Terry Boord thanked everyone for coming out and said that the Housing Authority appreciates the comments and the time taken to come out as part of the planning process. Each one would receive a response to the comments this evening.

The meeting ended at 6:32.