

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2004 -2007
AnnualPlanforFiscalYear2003

TheHousingAuthorityoftheCityofSanMarcos,Texas

**1201ThorpeLane
SanMarcos,Texas78666
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**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCE
WITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: The Housing Authority of the City of San Marcos, Texas

PHANumber: TX59P-087

PHAFiscalYearBeginning: 10/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
 [24CFRPart90 3.5]

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)
To provide a safe and decent housing which is adequate and affordable. To promote economic opportunity and a suitable living environment free from discrimination

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targetssuch 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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
- Improve public housing management: (PHAS score) **89**
 - Improve voucher management: (SEMAP score) **N/A**
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) FSS Program
- Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other:(listbelow)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other:(listbelow)

Other PHA Goals and Objectives:(listbelow)

Single Family Home Ownership by the development of homes through the non-profit organization SMRIC (San Marcos Real Estate Investment Corporation) sold to families at 80% of medium income.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiativesanddiscretionary policiesthePHAhasincludedintheAnnualPlan.

ExecutiveSummary

ThefollowingistheAnnualPlanfortheFFY2003andthefiveyearplanfortheyears 2004-2007fortheHousingAuthorityoftheCityofSanMarcos,Texaswhosefiscal yearcommencesonOctober1,2003.

PhysicalandOrganizational -TheHousingAuthorityoftheCityofSanMarcos,Texas (the *Housing Authority*) administers 289 units of Public Housing and 176 section 8 voucher/certificates. The Public Housing units are dispersed in five (5) unique and separateprojectsofduplexesandrowhomesandtwenty -six(26)singlefamilyhomes. The Board of Commissioners, consisting of five members appointed by the Mayor, overseestheHousingAuthority.TheHousingAuthoritywasestablishedin1950.

Funding Sources - The Housing Authority has two primary sources of funding: *operatingandcapitalgrant* .Withpublichousingfundingbeingrevised,theHousing Authority's future funding amounts could be substantially altered. The figures in the Plandonotreflectanyimpactfromupcomingchangesinfundingformulas.Attheend offiscalyear2003,operatingreservesareestimatedtobe \$490,000.00.The Housing Authority expects to retain these reserve levels throughout the five year planning period.

Strategy Statement - The Housing Authority of the City of San Marcos, Texas currently has \$ 5.08 million in unfunded overall physical needs. This represents a slightincreaseof\$ 0.4millionfrompreviousassessmentsas aresultoftheutilization ofnewtechnologyforimprovedsafety,newgovernmentcriteriaaspresentedbyREAC and function as well as the effects of moderate inflation and the tight construction market. The vast majority of these needs are a result of normal deterioration and obsolescence at a 33 -year-old project consisting of 125 dwelling units. Additionally, another 31 -year-old project of 100 dwelling was partially renovated under the CIAP program,however.16dwellingunitswillrequirerenovationunderthisprogramdueto

previous inadequate funding. Minor improvements and minor upgrades of systems only are required at the other two projects as a result of recent renovation activities.

Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged and the family self-sufficiency (FSS) program. Priorities with respect to physical needs are based on assessed actual conditions.

Management needs currently being met include family self-sufficiency activities and fiscal management needs associated with the scope of overall needs and the diversity of programs.

Policy & Program Initiatives - The Housing Authority has instituted revised policies to better reflect the spirit of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations governing its implementation. Examples of which are demonstrated in the Community Service/Volunteer Service Policy

Description of Resident Partnership and Summary of General Issues - The Housing Authority believes that it has developed a strong working relationship with the residents of the Housing Authority through the Residents Council (the RC). The RC has held residents meetings at each of the projects; provided and compiled resident surveys; informally met with the Executive Director and staff throughout the year; and formally met with representatives of the Housing Authority. The concerns of the RC have been integrated into this plan. It is anticipated that the RC will continue to provide valuable input into the Capital Grant Program as it has during the Comprehensive Grant Program.

Home Ownership Initiatives - The Housing Authority through its vehicle the San Marcos Reinvestment Corporation in partnership with the City of San Marcos, Texas are actively pursuing a plan for home ownership for low income persons

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	4
ii. Table of Contents	6
1. Housing Needs	9
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	31
9. Designation of Housing	32
10. Conversion of Public Housing	33
11. Homeownership	34
12. Community Service Programs	35
13. Crime and Safety	37
14. Pets	38
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit	39
17. Asset Management	39
18. Other Information	39

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2000 Capital Fund Program Annual Progress Statement
- FY2001 Capital Fund Program Annual Progress Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ON LY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing an "X" 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
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	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
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
XX	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	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
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	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
XX	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2886	5	5	2	1	4	4
Income > 30% but <= 50% of AMI	1235	5	5	2	1	3	4
Income > 50% but < 80% of AMI	1200	5	4	4	1	4	3
Elderly	840	5	4	4	4	3	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black	341	5	5	2	1	3	3
Hispanic	1888	5	5	2	1	3	2
White/Non - Hispanic	4337	5	4	2	1	3	2
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s City of San Marcos
Indicate year: 2002
- 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 Assistance Waiting Lists -Based

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	152		
Extremely low income (<=30% AMI)	138	90%	
Very low income (>30% but <=50% AMI)	13	8%	
Low income (>50% but <80% AMI)	1	>1%	
Families with children	138	90%	
Elderly families	11	7%	
Families with Disabilities	3	1%	
Anglo	26	17%	
Hispanic	113	74%	
Black	13	8%	
Other			
Characteristics by Bedroom Size (Public Housing Only) 0 Bd (Efficiencies)	1	> 1%	
1BR	76	50%	
2BR	60	39%	
3BR	14	9%	
4BR	1	>1%	
5BR	0		
5+BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: Only 1 bedroom Waiting List How long has it been closed (# of months)? Two months Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	214		36
Extremely low income (<=30% AMI)	181	85%	
Very low income (>30% but <=50% AMI)	32	15%	
Low income (>50% but <80% AMI)	1	>1%	
Families with children	160	75%	
Elderly families	45	21%	
Families with Disabilities	9	4%	
Anglo	108	50%	
Hispanic	92	43%	
Black	11	5%	
Other	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	93	43%	10
2BR	89	42%	16
3BR	29	13%	6
4BR	3	1%	4
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
 - Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
 - Employ admissions preferences aimed at families with economic hardships
 - Adopt rent policies to support and encourage work
 - Other: (list below)
- Aggressively market Public Housing to increase Income Mixing thru outside Local agencies

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

Strategy1:Targetavailableas sistance to familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
 - Applyforspecial -purposevoucher targeted totheelderly,shouldtheybecomeavailable
 - Other:(listbelow)
- Support **LIHTC**

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectal lthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504Needs AssessmentforPublicHousing
- Apply forspecial -purposevoucher targetedtofamilieswithdisabilities,shouldtheybecome available
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswithdisabilities
- Other:(listbelow)

Need:Specif icFamilyTypes:Racesorethnicitieswithdisproportionatehousingneeds

Strategy1:IncreaseawarenessofPHAResourcesamongfamiliesofracesandethnicitieswith disproportionateneeds:

Selectifapplicable

- Affirmativelymarkett races/ethnicitiesshowntohavedisproportionatehousingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counselsection8tenantsastolocation ofunitsoutsideofareasofpovertyorminority concentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minorityconcentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	355,798.00	
b) Public Housing Capital Fund	400,891.00,	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,024,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	0	
h) Community Development Block Grant -- City of San Marcos	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8 FSS	31,000.00	
2. Prior Year Federal Grants (unobligated fund only) (list below)		
3. Public Housing Dwelling Rental Income	636,150.00	
4. Other income (list below)		
Tenants Charges	25,000.00	
City of San Marcos	17,000.00	
4. Non-federal sources (list below)		
United Way	8,200.00	
Total resources		

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHA's 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) 5
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

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

Behavior of Minor Children verified with Social Services and Probation Dept.

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)WaitingListOrganization

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

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

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

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

c. If the PHA plan 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 a removed from the waiting list? (select one)

- One
- Two
- Three or More

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

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

(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 of families at or below 30% of median area income?

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences:(select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

"Handbook for All Tenants of The Housing Authority of San Marcos, Texas"

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

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

Change in Income of any amount not restricted to the \$500.00 to adjust rent

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developmentsto 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 result 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 development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the result 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 result 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: result of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the result 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: result of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA's 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)

Tenant Tracker -- Internet Service

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)

(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:

Difficulty in finding an acceptable unit - if associated with tight market conditions, the applicant is required to prove difficulty.

(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 admission to the section 8 program to families.

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with the 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 his 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 ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

Other Signage and announcements to other Social Services Organizations

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rentre -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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage:

(if selected, specify threshold) \$500.00 or More

- Other (list below)

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

(2) Flat Rents

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

- Thesection8rentreasonablenessstudyofc omparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describewhatbelow)

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 burden 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)

5. Operations and Management

[24CFR Part 903.79(e)]

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

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:
- A **The City Council of the City of San Marcos, Texas** recommends citizens to serve on the Board of Commissioners from interested individuals.
- B **The Mayor of the City of San Marcos** appoints the members of the Board of Commissioners including one resident member.
- C **The Board of Commissioners** employs the Executive Director/Secretary to administer the day to day functions of the Housing Authority in compliance with HUD, other Federal, State of Texas, local regulations and Board issued directives.
- D. **The Executive Director** with Board approval operates as the Chief Executive Officer and as such employs personnel as outlined in the Personnel Policy Manual for the San Marcos Housing Authority and oversees the Department Supervisors and other personnel.
- E. **The Executive Director oversees the following Departments**
 Maintenance -Maintenance Director
 Social Services -Social Services Director
 Administration -Supervisor of Programs
 Section 8- Section 8 Coordinator
 Low Rent -Low Rent Coordinator
- F **The Maintenance Director oversees**
- | | | |
|---|---|-----|
| 1 | Full Time Maintenance Mechanics and Technicians | (6) |
| 2 | Part Time Labor or Contract Labor | (2) |
| 3 | Capital Grant Force Account Workers | (3) |
| 4 | Part time Clerk | (2) |
- G **The Social Services Director oversees**
- | | | |
|---|-------------------------------------|-----|
| 1 | Family Self Sufficiency Coordinator | (2) |
| 2 | Elderly Services Coordinator (1) | |
| 3 | "Our House" Resale Services | (1) |
| 4 | Residents Services Coordinator | (1) |
- H **The Supervisor of Programs oversees**
- | | | |
|---|--|-----|
| 3 | Site Managers & Section 8/Low Rent Coordinator | (3) |
|---|--|-----|
- I **The Section 8 Coordinator oversees**
- | | | |
|---|-----------------|-----|
| 2 | Full Time Clerk | (2) |
|---|-----------------|-----|

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	289 units	90
Section 8 Vouchers	98 units	12
Section 8 Certificates	78 units	12
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDE P)		
Other Federal Programs (list individually)		
Section 8 NC	60 units	10

C. Management and Maintenance Policies

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

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

- a) **Maintenance & Modernization Plan**
- b) **Grievance Procedure & Policy**
- c) **Eviction Procedure & Policy**
- d) **Community Service/Self Sufficiency Policy**
- e) **Pet Policy**
- f) **House Keeping Policy**
- g) **Admission and Occupancy Policy**

(2) Section 8 Management: (list below)

- a) **Administrative Plan**
- b) **Grievance Procedure & Policy**

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletec
areexemptfromsub -component6A.

omponent6.Section8 -OnlyPHAs

A. PublicHousing

1. Yes No:Has the PHA established any writtengrievanceproceduresin addition to federal requirements found at 24CFRPart966,Subpar tB,for residents of public housing?

If yes, list addition to federal requirements below:

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

- PHA main administrative office
 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 24CFR982?

If yes, list addition to federal requirements below:

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

- PHA main administrative office
 Other (list below)
Section 8 Administrative Office

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA 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 Plant template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Tx59-087v012003plan**

-or-

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

(2) 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 Plant template **OR** by completing and attaching a properly updated HUD -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **Tx59 -087v012003plan**

-or-

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

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plans 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?

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list development name/s below:

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

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

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

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

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

[24CFR Part 903.79(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 as streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

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 11 B; 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 11 B.)

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

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

[24CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target 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? DD/MM/YY

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

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

B. Services and programs offered to residents and participants **(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social Self-Sufficiency Programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	30	01/03/03
Section 8	0	0

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

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 training 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

[24CFR 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
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

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

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

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

TX -087 -005 C.M. Allen Homes

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

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

- Contracting with outside and/or resident organizations for the provision of crime prevention activities - and/or drug -
- 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)

TX -087 -005 C.M. Allen Homes

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)

TX -087 -005 C.M. Allen Homes

D. Additional information as required by PHDEP/PHDEP Plan

PHA 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?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFRPart903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79 (p)]

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

17. PHA Asset Management

[24CFRPart903.79(q)]

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

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

18. Other Information

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

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

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: (provide name here) **City of San Marcos, Texas**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

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

Part 1: Summary

PHAName: The Housing Authority of the City of San Marcos, Texas	Grant Type and Number Capital Fund Program Grant No: TX59P08750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/2003
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Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$3,100.00			
3	1408 Management Improvements Soft Costs	\$44,000.00			
4	1410 Administration	\$58,900.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$69,575.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,700.00			
10	1460 Dwelling Structures	\$139,216.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$10,400.00			
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	\$ 400,891.00			
	Amount of line 20 Related to LBP Activities	0			
	Amount of line 20 Related to Section 504 compliance	\$8,950.00			
	Amount of line 20 Related to Security	\$16,250.00			
	Amount of line 20 Related to Energy Conservation Measures	\$35,465.00			
	Collateralization Expenses or Debt Service	0			

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>	1406		<u>\$3,100.00</u>				
PHAWideMgmt	<u>Operations</u>	1406		\$3,100.00				
	The PHA personnel requires additional personnel assistance in training and certification of personnel							
	<u>Management Improvements</u>	1408		<u>\$44,000.00</u>				
PHAWideMgmt	<u>Software Improvements</u>	1408		\$2,250.00				
	The PHA requires improvements and upgrades to computer systems used for financial, maintenance, tenant services and improved internet capabilities for HUD required reporting							
PHAWideServe.	<u>FSS and Resident Services</u>	1408		\$39,250.00				
	The PHA requires funding for Staffing and incidental expenses associated with Resident Services activities including FSS activities, drug elimination, youth activities, educational, health, senior citizens activities and various other initiatives							
PHAWideMgmt	<u>Computer Networking Services</u>	1408		\$2,500.00				
	The PHA requires funding to improve the networking ability of the computers utilized by the various staff							
	<u>Administration</u>	1410		<u>\$58,900.00</u>				

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWideAdmin	<u>Technical Salaries</u>	1410		\$36,750.00				
	The PHA requires additional personnel to administer and review work progress							
PHAWideAdmin	<u>Benefits</u>	1410		\$20,150.00				
	The PHA requires funding for vacations, sick leave, medical insurance, workers comp insurance and retirement for workers involved in remodeling work							
PHAWideAdmin	<u>Sundry</u>	1410		\$ 2,000.00				
	Postage and other costs associated with program administration							
	<u>Fees and Costs</u>	1430		<u>\$69,575.00</u>				
	<u>Design Professional Fees</u>	1430		\$29,655.00				
	<u>Construction Management</u>	1430		\$17,800.00				
	<u>Modernization Coordinator</u>	1430		\$19,320.00				
	<u>Fee Accountant</u>	1430		\$2,800.00				
	<u>Site Improvements</u>	1450		<u>\$75,700.00</u>				
TX087 -004	<u>Utility Site Improvements</u>	1450		\$13,200.00				
Allen Wood Homes	The PHA requires funding for relocation of water, sewer and gas lines to allow for renovation of existing dwelling units							
	Install Zoning Valves	1450		\$10,000.00				
	Install Ramps and curb cuts to improve "Visitability" per HUD/REAC	1450		0				

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

PHAName: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX087 -004	<u>Install Water Check Meters</u>	1450		\$27,500.00				
Allen Wood Homes	Install Check Metering to facilitate accurate utility allowance calculations							
TX087 -005	<u>Install Water Check Meters</u>	1450		\$22,500.00				
CM Allen Homes	Install Check Metering to facilitate accurate utility allowance calculations							
TX087 -001	<u>Install Water Check Meters</u>	1450		\$2,500.00				
Porter Homes	Install Check Metering to facilitate accurate utility allowance calculations							
	<u>Dwelling Unit</u>							
TX087 -004	<u>Dwelling Unit Modernization</u>	1460		\$139,216.00				
Allen Wood Homes	Dwelling Structure Improvements including: Fascia, Soffit & Gable ends; Security Screen Doors; Exterior & Interior Doors; Door Hardware; Insulation; Flooring; Kitchen & Bath Improvements; Ceiling & Wall Finishes; Utility Room Additions; Plumbing; Electrical; Mechanical							
	<u>Dwelling Equipment</u>	1465.1		\$10,400.00				
PHAWide	<u>Refrigerators</u>	1465.1		\$5,700.00				

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

PHAName: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 10@ \$570.00							
PHAWide	<u>Stoves and Ranges</u>	1465.1		\$4,700.00				
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 10@ \$470.00							

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

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		TheHousingAuthorityoftheCityOfSanMarcos,Texas		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:Three(3)	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: 2004 PHAFY: 2005	WorkStatementforYear3 FFYGrant: 2005 PHAFY: 2006	WorkStatementforYear4 FFYGrant: 2006 PHAFY: 2007	WorkStatementforYear5 FFYGrant: 2007 PHAFY: 2008
	Annual Statement				
Tx087-001 PorterHomes		\$18,500.00	\$0.00	\$30,800.00	\$5,750.00
Tx087-003 ChapultepecHomes		\$38,750.00	\$0.00	\$0.00	\$0.00
Tx087-004 AllenWoodHomes		\$169,851.00	\$218,851.00	\$186,051.00	\$211,101.00
Tx087-005 CAllenHomes		\$0.00	\$0.00	\$ 0.00	\$0.00
Tx087-007 ScatteredSite Homes		\$0.00	\$0.00	\$00.00	\$0.00
PHAWide		\$160,200.00	\$182,040.00	\$184,040.00	\$184,040.00
CFPFundsListe d for5 -yearplanning		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:2005			ActivitiesforYear:3 FFYGrant:2005 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
See	<i>Tx087-001</i>	<i>PorchRenovations</i>	\$18,500.00	<i>Tx087-001</i>		
Annual	<i>PorterHomes</i>	Subtotal	\$18,500.00	<i>PorterHomes</i>	Subtotal	
Statement						
	<i>Tx087-003</i>	<i>HandRailandStairReplace</i>	\$8,450.00	<i>Tx087-003</i>		
	<i>Chapultepec</i>	<i>WaterCheckM eters</i>	\$24,500.00	<i>Chapultepec</i>	Subtotal	
		<i>TreeRemoval</i>	\$5,800.00			
		Subtotal	\$38,750.00	<i>Tx087-004</i>	<i>UnitRenovations</i>	\$203,851.00
				<i>AllenWoods</i>	<i>SiteLighting</i>	\$5,000.00
	<i>Tx087-004</i>	<i>UnitRenovations</i>	\$169,851.0 0		<i>Fencing</i>	\$10,000.00
	<i>AllenWoods</i>				Subtotal	\$218,851.00
		Subtotal	\$169,851.00			
	<i>Tx087-005</i>					
	<i>CMAllen</i>					
	<i>Tx087-007</i>					
	<i>ScatteredSite</i>					
	<i>PHAWide</i>	<i>FSSServices</i>	\$39,250.00	<i>PHAWide</i>	<i>FSSServices</i>	\$39,250.00
		<i>TechnicalSalaries&Benefits</i>	\$49,890.00		<i>TechnicalSalaries&Benefits</i>	\$49,890.00
		<i>Refrigerators&Stoves</i>	\$10,400.00		<i>Refrigerators&Stoves</i>	\$10,400.00
		<i>Fees&Costs</i>	\$66,25 0.00		<i>Fees&Costs</i>	\$64,250.00
		Subtotal	\$160,200.00		<i>Contingency</i>	\$18,250.00
					Subtotal	\$182,040.00
	TotalCFPEstimatedCost		\$400,891.00			\$400,891.00

CapitalFundProgramFive -YearActionPlan
PartII:Supporting Pages —WorkActivities

ActivitiesforYear:4 FFYGrant:2006 PHAFY: 2007			ActivitiesforYear:5 FFYGrant:2007 PHAFY: 2008		
Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
<i>Tx087-001</i>	<i>RoofingReplacement</i>	\$30,800.00	<i>Tx087-001</i>	<i>ParkingImprovements</i>	\$5,750.00
<i>PorterHomes</i>	Subtotal	\$30,800.00	<i>PorterHomes</i>	Subtotal	\$5,750.00
<i>Tx087-003</i>			<i>Tx087-003</i>		
<i>Chapultepec</i>	Subtotal		<i>Chapultepec</i>	Subtotal	
<i>Tx087-004</i>	<i>UnitRenovations</i>	\$186,051.00	<i>Tx087-004</i>	<i>UnitRenovations</i>	\$211,101.00
<i>AllenWoods</i>	Subtotal	\$226,724.00	<i>AllenWoods</i>	Subtotal	\$211,101.00
<i>Tx087-005</i>	<i>UnitRenovations</i>		<i>Tx087-005</i>	<i>UnitRenovations</i>	
<i>CMAllen</i>	Subtotal		<i>CMAllen</i>	Subtotal	
<i>Tx087-007</i>		0	<i>Tx087-007</i>		0
<i>ScatteredSite</i>	Subtotal	0	<i>ScatteredSite</i>	Subtotal	0
<i>PHAWide</i>	<i>FSSServices</i>	\$39,250.00	<i>PHAWide</i>	<i>FSSServices</i>	\$39,250.00
	<i>Technical Salaries&Benefits</i>	\$49,890.00		<i>TechnicalSalaries&Benefits</i>	\$49,890.00
	<i>Refrigerators&Stoves</i>	\$10,400.00		<i>Refrigerators&Stoves</i>	\$10,400.00
	<i>Fees&Costs</i>	\$66,250.00		<i>Fees&Costs</i>	\$66,250.00
	<i>Contingency</i>	\$ 18,250.00		<i>Contingency</i>	\$18,250.00
	Subtotal	\$184,040.00		Subtotal	\$184,040.00
TotalCFPEstimatedCost		\$400,891.00			\$400,891.00

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

Part 1: Summary

PHAName: The Housing Authority of the City of San Marcos, Texas	Grant Type and Number Capital Fund Program Grant No: TX59P08750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: One1)
 Performance and Evaluation Report for Period Ending: 03/30/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$8,100.00	\$3,100.00	0	0
3	1408 Management Improvements Soft Costs	\$53,000.00	\$53,000.00	\$9,951.00	\$9,951.00
4	1410 Administration	\$58,900.00	\$58,900.00	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$69,575.00	\$69,575.00	\$47,842.00	\$13,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$75,700.00	\$80,700.00	0	0
10	1460 Dwelling Structures	\$221,389.00	\$221,389.00	0	0
11	1465.1 Dwelling Equipment — Nonexpendable	\$18,400.00	\$18,400.00	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	\$505,064.00	\$505,064.00	\$57,775.00	\$23,451.00
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	\$8,950.00	\$61,450.00	\$16,450.00	0
	Amount of line 20 Related to Security	\$16,250.00	\$16,250.00	0	0
	Amount of line 20 Related to Energy Conservation Measures	\$35,465.00	\$35,465.00	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>	1406		<u>\$8,100.00</u>	<u>\$3,100.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	OnGoing
PHAWideMgmt	<i>Operations</i>	1406		\$8,100.00	\$3,100.00	\$0.00	\$0.00	OnGoing
	The PHA personnel requires additional personnel assistance in training and certification of personnel							
	<u>Management Improvements</u>	1408		<u>\$53,000.00</u>	<u>\$53,000.00</u>	<u>\$9,951.00</u>	<u>\$9,951.00</u>	OnGoing
PHAWideMgmt	<i>Software Improvements</i>	1408		\$5,250.00	\$5,250.00			OnGoing
	The PHA requires improvements and upgrades to computer systems used for financial, maintenance, tenant services and improved internet capabilities for HUD required reporting							
PHAWideServe.	<i>FSS and Resident Services</i>	1408		\$39,250.00	\$39,250.00	\$9,951.00	\$9,951.00	OnGoing
	The PHA requires funding for Staffing and incidental expenses associated with Resident Services activities including FSS activities, drug elimination, youth activities, educational, health, senior citizens activities and various other initiatives							
PHAWideMgmt	<i>Computer Networking Services</i>	1408		\$8,500.00	\$8,500.00	\$0.00	\$0.00	OnGoing
	The PHA requires funding to improve the networking ability of the computers utilized by the various staff							

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>	1410		<u>\$58,900.00</u>	<u>\$58,900.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
PHAWideAdmin	<u>Technical Salaries</u> The PHA requires additional personnel to administer and review work progress	1410		\$36,750.00	\$36,750.00	\$0.00	\$0.00	On Going
PHAWideAdmin	<u>Benefits</u> The PHA requires funding for vacations, sick leave, medical insurance, workers comp insurance and retirement for workers involved in remodeling work	1410		\$20,150.00	\$20,150.00	\$0.00	\$0.00	On Going
PHAWideAdmin	<u>Sundry</u> Postage and other costs associated with program administration	1410		\$2,000.00	\$2,000.00	\$0.00	\$0.00	On Going
	<u>Fees and Costs</u>	1430		<u>\$69,575.00</u>	<u>\$69,575.00</u>	<u>\$47,842.00</u>	<u>\$13,500.00</u>	
	<u>Design Professional Fees</u>	1430		\$29,655.00	\$29,655.00	\$29,655.00	\$5,994.00	On Going
	<u>Construction Management</u>	1430		\$17,800.00	\$17,800.00	\$7,800.00	\$3,597.00	On Going
	<u>Modernization Coordinator</u>	1430		\$19,320.00	\$19,320.00	\$10,000.00	\$3,908.00	On Going
	<u>Fee Accountant</u>	1430		\$2,800.00	\$2,800.00	\$387.00	\$0.00	On Going
	<u>Site Improvements</u>	1450		<u>\$75,700.00</u>	<u>\$80,700.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
TX087 -004 Allen Wood Homes	<u>Utility Site Improvements</u> The PHA requires funding for relocation of water, sewer and gas lines to allow for renovation of existing dwelling units	1450		\$23,200.00	\$28,200.00	<u>\$0.00</u>	<u>\$0.00</u>	On Going

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

PHAName: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Allen Wood Homes	Dwelling Structure Improvements including: Fascia, Soffit & Gable ends; Security Screen Doors; Exterior & Interior Doors; Door Hardware; Insulation; Flooring; Kitchen & Bath Improvements; Ceiling & Wall Finishes; Utility Room Additions; Plumbing; Electrical; Mechanical							
	<u>Dwelling Equipment</u>	1465.1		\$18,400.00	\$18,400.00	0	0	
PHAWide	<u>Refrigerators</u>	1465.1		\$9,700.00	\$9,700.00	0	0	Planning
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 20 @ \$485.00							
PHAWide	<u>Stoves and Ranges</u>	1465.1		\$8,700.00	\$8,700.00	0	0	Planning
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 20 @ \$435.00							

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

PHAName: The Housing Authority of the City of San Marcos, Texas	Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: **TWO(2)**)
 Performance and Evaluation Report for Period Ending: **03/30/02**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	\$32,100.00	\$2,100.00	\$2,100.00	\$980.00
3	1408 Management Improvements Soft Costs	\$53,000.00	\$51,727.00	\$51,727.00	\$51,727.00
4	1410 Administration	\$58,900.00	\$56,900.00	\$56,900.00	\$43,457.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$66,265.00	\$66,265.00	\$66,265.00	\$64,015.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,700.00	\$40,100.00	\$40,100.00	\$32,208.00
10	1460 Dwelling Structures	\$268,906.00	\$227,079.00	\$227,079.00	\$149,579.02
11	1465.1 Dwelling Equipment — Nonexpendable	\$18,400.00	\$7,500.00	\$7,500.00	\$3,082.00
12	1470 Non Dwelling Structures	0	\$75,000.00	\$75,000.00	\$73,466.00
13	1475 Non Dwelling Equipment	\$16,150.00	\$17,750.00	\$17,750.00	\$1,600.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	\$544,421.00	\$544,421.00	\$544,421.00	\$420,114.02
	Amount of line 20 Related to LBP Activities	0	0	0	0
	Amount of line 20 Related to Section 504 compliance	\$8,950.00	\$34,900.00	\$34,900.00	\$27,065.00
	Amount of line 20 Related to Security	\$16,250.00	\$16,250.00	\$16,250.00	\$16,250.00
	Amount of line 20 Related to Energy Conservation Measures	\$35,465.00	\$85,465.00	\$85,465.00	\$85,465.00
	Collateralization Expenses or Debt Service	0	0	0	0

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>	1406		<u>\$32,100.00</u>	<u>\$2,100.00</u>	<u>\$2,100.00</u>	<u>\$908.00</u>	
PHAWideMgmt	<i>Operations</i> The PHA personnel requires additional personnel assistance in training and certification of personnel	1406		\$32,100.00	\$2,100.00	\$2,100.00	\$908.00	In Process
	<u>Management Improvements</u>	1408		<u>\$53,000.00</u>	<u>\$51,727.00</u>	<u>\$51,727.00</u>	<u>\$51,727.00</u>	
PHAWideMgmt	<i>Software Improvements</i> The PHA requires improvements and upgrades to computer systems used for financial, maintenance, tenant services and improved internet capabilities for HUD required reporting	1408		\$5,250.00	\$1,232.00	\$1,232.00	\$1,232.00	Completed
PHAWideServe.	<i>FSS and Resident Services</i> The PHA requires funding for Staffing and incidental expenses associated with Resident Services activities including FSS activities, drug elimination, youth activities, educational, health, senior citizens activities and various other initiatives	1408		\$39,250.00	\$49,200.00	\$49,200.00	\$49,200.00	Completed
PHAWideMgmt	<i>Computer Networking Services</i> The PHA requires funding to improve the networking ability of the computers utilized by the various staff	1408		\$8,500.00	\$1,295.00	\$1,295.00	\$1,295.00	Completed

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>	1410		<u>\$58,900.00</u>	<u>\$56,900.00</u>	<u>\$56,900.00</u>	<u>\$43,456.00</u>	
PHAWideAdmin	<u>Technical Salaries</u> The PHA requires additional personnel to administer and review work progress	1410		\$36,750.00	\$30,750.00	\$30,750.00	\$19,718.23	Ongoing
PHAWideAdmin	<u>Benefits</u> The PHA requires funding for vacations, sick leave, medical insurance, workers comp insurance and retirement for workers involved in remodeling work	1410		\$20,150.00	\$20,150.00	\$20,150.00	\$18,083.81	Ongoing
PHAWideAdmin	<u>Sundry</u> Postage and other costs associated with program administration	1410		\$2,000.00	\$6,000.00	\$6,000.00	\$5,655.46	Ongoing
	<u>Fees and Costs</u>	1430		<u>\$66,265.00</u>		<u>\$66,265.00</u>	<u>\$64,015.00</u>	
	<u>Design Professional Fees</u>	1430		\$28,255.00		\$28,255.00	\$28,255.00	Completed
	<u>Construction Management</u>	1430		\$15,800.00		\$15,800.00	\$15,800.00	Completed
	<u>Modernization Coordinator</u>	1430		\$19,410.00		\$19,410.00	\$19,410.00	Completed
	<u>Fee Accountant</u>	1430		\$2,800.00		\$2,800.00	\$550.00	Ongoing

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	1450		\$30,700.00	\$40,100.00	\$40,100.00	\$32,208.00	
TX087 -005	<u>Parking Area Improvements</u>	1450		\$13,250.00	\$13,250.00	\$13,250.00	\$12,940.00	Ongoing
CM Allen Homes	The PHA requires funding for repairs to parking areas damaged by weather conditions and the change in drainage caused by flood control projects performed by the City							
TX087 -005	<u>Section 504 Site Improvements</u>	1450		\$8,950.00	0	0	0	Programmed
CM Allen Homes	To install addition of curb cut handrails and ramps needed to allow accessibility							YoFFY 2004
TX087 -004	<u>Section 504 Site Improvements</u>	1450		0	\$21,650.	\$21,650.	\$14,193.00	Ongoing
Allen Wood Homes	To install curb cuts and ramps needed to allow accessibility							
TX087 -004	<u>Tree Removal and Trimming</u>	1450		\$8,500.00	\$3,000.00	\$3,000.00	\$2,950.00	Ongoing
Allen Wood Homes	The PHA has a need to maintain and remove trees in a 30 year old site							
TX087 -004	<u>Site Lighting</u>	1450		0	\$2,200.00	\$2,200.00	\$2,125.00	Ongoing
Allen Wood Homes	The PHA needs to improve the lighting at the entrance of the property							
	Dwelling Structures	1460		\$268,906.00	\$227,079.00	\$227,079.00	\$149,579.02	
TX087 -004	<u>Dwelling Unit Modernization</u>	1460		\$268,906.00	\$227,079.00	\$227,079.00	\$149,579.02	Ongoing

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Allen Wood Homes	Dwelling Structure Improvements including: Fascia, Soffit & Gable ends; Security Screen Doors; Exterior & Interior Doors; Door Hardware; Insulation; Flooring; Kitchen & Bath Improvements; Ceiling & Wall Finishes; Utility Room Additions; Plumbing; Electrical; Mechanical							
	<u>Dwelling Equipment</u>	1465.1		\$18,400.00	\$7,500.00	\$7,500.00	\$3,082.00	
PHAWide	<u>Refrigerators</u>	1465.1		\$9,700.00	\$4,000.00	\$9,700.00	\$2,082.00	Ongoing
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 20 @ \$485.00							
PHAWide	<u>Stoves and Ranges</u>	1465.1		\$8,700.00	\$8,700.00	\$8,700.00	\$1,000.00	Ongoing
	The PHA is engaged in a long term replacement policy to replace refrigerators in all units every fifteen (15) years to maintain the highest standards for safe and energy efficient equipment. 20 @ \$435.00							
	<u>Non Dwelling Structure</u>	1470		0	\$75,000.00	\$75,000.00	\$73,466.00	
TX087 -005	<u>Renovate Residential Services/Activity Center</u>	1470		0	\$75,000.00	\$75,000.00	\$73,466.00	Complete

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

PHA Name: The Housing Authority of the City of San Marcos, Texas		Grant Type and Number Capital Fund Program Grant No: TX59P08750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CM Allen Homes	The PHA needs to renovate the Resident Services and Tenant Activity Center. Full replacement of all areas is dictated with the implementation of a computer learning center							
	<u>Non Dwelling Equipment</u>	1475		<u>\$20,050.00</u>	<u>\$17,750.00</u>	<u>\$17,750.00</u>	<u>\$1,600.00</u>	
PHAMaintenance	<u>Backhoe & Scoop</u> The PHA has a need for a backhoe & scoop to be used in conjunction with	1475		\$14,500.00	0	0	0	Programmed TOFFY 2004
PHAMaintenance	<u>Hand Tools</u> The Labor Force requires additional hand tools used in renovation of units	1475		\$1,650.00	\$1,650.00	\$1,650.00	\$1,600.00	Ongoing
PHAMaintenance	<u>Pick-up Truck</u> The use of a pickup truck by Modernization Labor is necessary			<u>0</u>	\$161,500.00	\$161,500.00	0	Programmed From CGP FFY 2000

BlankonPurpose

Required Attachment A: Resident Member on the PHA Governing Board

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

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

Michelle Ricks

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

Elected

Appointed

C. The term of appointment is (include the date term expires): **08/01/2003**

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: **08/01/2003**

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

Mayor Robert Habingreither

Required Attachment B: Membership of the Resident Advisory Board or Boards

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

Allen Wood Resident Assembly Officers
President - Julie Aguilar
Vice President - Nancy Mendoza
Secretary Crystal Mungia
Treasurer Maria Hernandez

Allen Wood Resident Assembly Active Members
Frank Hall
Jean Hahn
Kelly Fain
Phillip Hernandez
Cliff Frias
Victor Salinas
Elida Euresti
Brenda Denney
Sue Norman
Anita Lopez
Vicente Flores
Felipe Velasquez

CM Allen Resident Assembly Officers
President - Rudy Perez
Vice President Ermilo Neira
Secretary Elizabeth Perez

CM Allen Resident Assembly Active Members
Virginia Walker
Jenetta Juarez
Ola Harris
Ermilo Neira
Gloria Garza
Elizabeth Perez
Gloria Jimenez
Joe Mata
Yolanda Lopez
Nancy Garza
Linda Pompa
Linda Rodriguez
Ruben Garza
Rudy Perez
Pablo Gomez
Maria Pena
Angie Aguirre
Elida De Leon

Chapultepec/Porter Resident Assembly Officers
President - Tammy Gonzales
Vice President - Jessica Urias
Secretary Michelle Ricks
Treasurer Melissa Godina
Historian Monica De La Garza

Chapultepec/Porter Resident Active Members
Ron Guzman
Valeria Vargas
Nicholas Johnson
Joe Mauricio
Monica De La Garza
Pamela Brown
Melinda McKee
Melissa Guiana
Jessica Urias
Guy Williams
Sandra Orta
Tammy Gonzales
Suzanne Guzman
Lisa Wright
Ruby Johnson
Sonya Mauricio
Melody Meserve
Quanta Arrant
Rose Mary Longoria
Irma Cruz
Shayla Davis
Lorie Cuevas
Angie Rodriguez
Michelle Ricks

1. Each month the various Resident Assemblies meet and discuss issues.
2. Each quarter the Officers of the Resident Assemblies meet with the Executive Director and discuss the needs and wishes of the Resident Assemblies
3. Annually all Resident Assemblies and Officers meet with Executive Director and Staff for annual Review and Planning

Required Attachment C: Statement of Progress in Meeting the 5 Year Plan Mission and Goals

The Housing Authority of the City of San Marcos, Texas is actively pursuing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.

The Housing Authority has established a procedure to review the physical needs and will amend the work priorities due to emergency conditions and the input of the Residents Council Boards.

Currently the Housing Authority has revised some of the priorities for the 2000 Capital Grant Program and amended its 5 year plan to denote these changes. (see the included 5 year plan and the Annual Statement/Performance and Evaluation Report HUD50075)

Required Attachment : Community Service Requirements

The Housing Authority of the City of San Marcos, Texas is currently in the process of implementing a policy that will address the Community Service/Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.

A brief summary of the policy follows:

- A. Background**
A summary of the reasons for the requirement and how QHWR requires this program
- B. Definitions**
Community Service, Self Sufficiency, Exemptions are explained
- C. Requirements of the Program**
 - 1. Eight Hours per Month in Volunteer work or Job Training**
 - 2. Must be EACH month. May NOT skip a month then try and catch up**
 - 3. Activities are to be performed within the community**
 - 4. Family Obligations**
 - A. At least one examination**
 - b. Each quarter tenant must provide documentation of activities**
 - c. Agreement to correct non-compliance within the next quarter**
 - d. Change in exempt status**
 - 5. PHA Obligations**

The Community Service Policy was set aside for FFY 2002 due to HUD Regulations.

Residents are being made aware that the Community Service Policy will be in force for the FFY 2003 and that all terms of the policy shall be fully complied with both by the residents and the PHA.

Required Attachment E : PHA Pet Policy

The Housing Authority of the City of San Marcos, Texas has established a policy regarding the Ownership of Pets by residents of Public Housing in accordance with the Final Rule published in the Federal Register on July 10, 2000.

A brief summary of the Pet Policy follows:

- 1 Type of animals domesticated dogs, cats, birds and fish**
- 2 Number per household One**
- 3 Size of animal less than 20 pounds, and 16 inches in height**
- 4 License requirements with the City of San Marcos/Inoculations**
- 5 Maintenance of pets with State and local Health ordinances**
- 6 Spayed or neutered only**
- 7 No outside structures for animals**
- 8 No Commercial raising or training of animals**
- 9 No vicious or intimidating pet on property**
- 10 Disturbances caused by pets**
- 11 Feeding and care of dogs and cats and waste**
- 12 Pets orders**
- 13 No Pet Doors**
- 14 Pet Deposit Of \$75.00**
- 15 Prohibition of feeding stray animals**
- 16 Breach of this policy is grounds for Lease Termination**

Required Attachment F: Deconcentration of Poverty and Income Mixing Policy

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have 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 §903.2(c)(1)(iv)]	Deconcentration policy (if No explanation) [see step 5 at §903.2(c)(1)(v)]

Required Attachment G : Voluntary Conversion Initial Assessment

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
FOUR(4)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments?
Complete
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Required Attachment H: Followup Plan for Resident Assessment Survey

The San Marcos Housing Authority and the Residents Council each development have discussed the results of the Residents Assessment Surveys and have formulated the following plan to improve this scoring component.

Communication:

The Housing Authority shall attempt to communicate in a more responsive manner, i.e. Newsletters, and communications will be mailed to allow at least 72 hours notice for meetings. Utility interruptions will be scheduled, when possible, to allow 48 hours notice.

The Residents Council has agreed that the Residents have a responsibility to read the communications.

Safety:

The Housing Authority has surveyed the lighting conditions and has corrected the deficiencies. The Housing Authority shall review these conditions on a monthly basis and respond to defects.

The residents shall advise the Administrative Office of the Housing Authority of any safety concerns.

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