

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

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# Housing Authority of the City of Austin PHA Plans

**Revised 5-Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2007**



## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Austin

**PHA Number:** TX001

**PHA Fiscal Year Beginning:** (04/2007)

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

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

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers: **Mainstream, Fair Share & Reallocated 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)
  - **Increase the number of new or rehabilitated affordable housing units (Public and Private) by 200 units.**

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

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

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

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

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
  - **Continue the services of Austin Police Department Substation and Goodwill at Rosewood Courts (TX-02)**
  - **Continue the services of Goodwill Industries at Rosewood Courts**
  - **Continue the services of Mainspring Schools at Meadowbrook (TX-04)**
  - **Continue to partner with community-based, faith-based and other organizations to provide dropout prevention and economic development programming at all HACA communities.**

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

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

Objectives:

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

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

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

*HACA will continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.*

With respect to the Public Housing and Housing Choice Voucher programs:

- A. HACA will inform all public housing and housing choice voucher program participants of their rights under the Violence Against Women's Act of 2005 (VAWA).
- B. HACA will inform property owners of their rights and responsibilities in regards to VAWA.
- C. HACA will develop policies and procedures to allow victims of domestic violence, dating violence, sexual assault and stalking an opportunity to claim their status as a victim.
- D. Any information provided by the victim will be kept confidential and will not be shared with other related agencies unless requested or consented to by the victim in writing, required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence, or is otherwise required by applicable law.
- E. HACA will allow such victim(s) an opportunity to explain negative rental, financial or criminal history and lease violations, which were caused by such violence, prior to taking final adverse action against the victim such as denial into the program or termination/eviction.
- F. HACA's procedures will ensure HACA does not deny admission or terminate assistance, tenancy or occupancy rights of such victims and their immediate family members when the reason for denial/termination is directly related to such violence, unless the member is the perpetrator.
- G. HACA will ensure the following policies allow such victims, and their family members, protections provided by VAWA:
  1. **Eligibility Screening policy** to take into account victim status when reviewing negative history;
  2. **Transfer and portability policies** to efficiently expedite requests made by victims;
  3. **Lease provisions** to include bifurcation of leases and exceptions to repeated and serious violations when directly related to such violence;
  4. **Emergency maintenance work order definitions** to include safety requests made by victims;
  5. **Termination/Eviction Policy** to take into account victim status, criminal activity, and lease violations

6. directly related to such violence when considering/processing an eviction/termination.
7. **One-strike policy** to include exception for victims when the criminal activity is related to such violence.
8. **Employee Training** content to include the protections provided by VAWA and HACA's policies and definitions in regards to victims of domestic violence, dating violence, sexual assault and stalking.

HACA will follow the PIH Notices and Regulations mandated by the U.S. Department of Housing and Urban Development in reference to the 2005 Violence Against Women Act.

**Other PHA Goals and Objectives: (list below)**

- **Retain 80% of high quality employees (Those who score all 3's or above on all functional areas of their performance evaluation.)**
- **Improve physical conditions of all properties by establishing and utilizing a preventative maintenance and inspection schedule with emphasis on meeting the Uniform Physical Condition Standards.**
- **Create a safe workplace through continuous enhancement of the agency's safety program.**
- **Promote self-sufficiency and asset development of families and individuals.**
- **Improve school dropout rates among public housing youth by establishing partnerships with local dropout prevention efforts.**

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration (**Attachment A**)
- FY 2007 Capital Fund Program Annual Statement (**Attachment H**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan (**Attachment H**)
- FY 2005 & FY 2006 Performance & Evaluation Reports for the Capital Fund Program (**Attachment I**)
- Comments of Resident Advisory Board or Boards (Resident Comments received during Public Hearings (**Attachment J**))
- Other (List below, providing each attachment name)
  - PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan (**Attachment B**)
  - Follow-Up Plan to Resident Assessment Satisfaction Survey (**Attachment C**)
  - Resident Membership on the Governing Board (**Attachment D**)
  - PHA Assessment of Voluntary Conversion of Development to Tenant Based Assistance (**Attachment E**)
  - Acceptance of HUD issued vouchers; Due to Displacement, Relocation and Acquisition (**Attachment F**)
  - Criteria of Substantial Deviation and Significant Amendments (**Attachment G**)

**Supporting Documents Available for Review**

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

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                             |
| X  | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations  | 5 Year and Annual Plans                                      |
| X  | State/Local Government Certification of Consistency with the Consolidated Plan  | 5 Year and Annual Plans                                      |
| X  | Fair Housing Documentation:<br>Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans                                      |
| X  | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction  | Annual Plan:<br>Housing Needs                                |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan:<br>Financial Resources;                         |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public Housing Deconcentration and Income Mixing Documentation:<br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and<br>2. Documentation of the required deconcentration and income mixing analysis   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Rent Determination                              |
| X  | Schedule of flat rents offered at each public housing development<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Rent Determination                              |
| X  | Section 8 rent determination (payment standard) policies<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Rent Determination                              |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or  | Annual Plan: Operations and Maintenance                      |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                  |
|  | eradication of pest infestation (including cockroach infestation)   |   |
| X  | Public housing grievance procedures<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy  | Annual Plan: Grievance Procedures                 |
| X  | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures                 |
| X  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                        |
|  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                        |
| X  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                        |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                               | Annual Plan: Capital Needs                        |
|  | 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         |
| X  | Approved or submitted public housing homeownership programs/plans   | Annual Plan: Homeownership                        |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                        |
| X  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self-Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self-Sufficiency |
| X  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports  | Annual Plan: Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                       | Annual Plan: Safety and Crime Prevention          |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
|  | Troubled PHAs: MOA/Recovery Plan  | Troubled PHAs                                     |
|  | Other supporting documents (optional)   | (specify as needed)                               |

| List of Supporting Documents Available for Review |   |                           |
|---|---|---------------------------|
| Applicable & On Display                           | Supporting Document                                 | Applicable Plan Component |
|   | (list individually; use as many lines as necessary) |                           |
|   |   |                           |

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction<br>by Family Type |         |               |        |         |                |      |           |
|---|---------|---------------|--------|---------|----------------|------|-----------|
| Family Type   | Overall | Affordability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI  | 31,163  | 5             | 5      | 5       | 5              | 3    | 5         |
| Income >30% but <=50% of AMI                                    | 46,277  | 5             | 4      | 4       | 5              | 3    | 3         |
| Income >50% but <80% of AMI                                     | 40,427  | 5             | 3      | 3       | 5              | 3    | 3         |
| Elderly   | 52,297  | 5             | 5      | 3       | 5              | 3    | 3         |
| Families with Disabilities                                      | 111,514 | 5             | 5      | 5       | 5              | 3    | 3         |

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2003-04 Action Plan and 2000-2005 Consolidated Plan**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset **2000 Profile of General Demographic Characteristics**
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

| <b>Housing Needs of Families on the Waiting List</b>   |                   |                    |                     |            |                 |
|--|-------------------|--------------------|---------------------|------------|-----------------|
| Waiting list type: (select one)  |                   |                    |                     |            |                 |
| <input checked="" 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   | <b>PH</b><br>4965 | <b>HCV</b><br>5969 | <b>PH</b>           | <b>HCV</b> |                 |
| Extremely low income <=30% AMI   | 4764              | 5137               | 96                  | 86         |                 |
| Very low income (>30% but <=50% AMI)   | 174               | 727                | 3.5                 | 12         |                 |
| Low income (>50% but <80% AMI)   | 21                | 68                 | .4                  | 1          |                 |
| Families with children   | 1067              | 3435               | 21.5                | 57.5       |                 |
| Elderly families   | 177               | 525                | 3.6                 | 8.8        |                 |
| Families with Disabilities   | 412               | 801                | 8.3                 | 13.4       |                 |
| White/Hispanic Families  | 1501              | 1952               | 30.23               | 32.7       |                 |
| White/Non-Hispanic Families  | 1205              | 891                | 24.27               | 14.93      |                 |
| Black/Hispanic Families  | 26                | 51                 | .52                 | .85        |                 |
| Black/Non-Hispanic Families  | 2116              | 2945               | 42.5                | 49.33      |                 |
| Asian/Hispanic Families  | 40                | 37                 | .80                 | .62        |                 |
| Asian/Non-Hispanic Families  | 41                | 36                 | 0.82                | .62        |                 |
| American Indian  |                   |                    |                     |            |                 |

| Housing Needs of Families on the Waiting List  |                             |               |  |     |  |
|--|-----------------------------|---------------|--|-----|--|
| /Hispanic Families   | 2                           | 3             | .04  | .05 |  |
| American Indian<br>/Non-Hispanic<br>Families   | 44                          | 54            | 0.88                                       | 0.9 |  |
| Characteristics by Bedroom Size (Public Housing Only)  |                             |               |  |     |  |
|  | #of Families on PH Waitlist | % of PH Units | Annual Unit<br>Turnover for Public Housing |     |  |
| 0BR  | 32                          | 3.6           | 14   |     |  |
| 1 BR   | 3833                        | 39.7          | 148  |     |  |
| 2 BR   | 881                         | 31.2          | 166  |     |  |
| 3 BR   | 57                          | 18.5          | 86   |     |  |
| 4 BR   | 5                           | 6.2           | 33   |     |  |
| 5 BR   | 2                           | .6            | 4  |     |  |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, only for HCV Program                                       |                             |               |  |     |  |
| If yes:  |                             |               |  |     |  |
| How long has it been closed (# of months)? 3 months-closed on 07/13/06   |                             |               |  |     |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes   |                             |               |  |     |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |                             |               |  |     |  |

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: Meeting the requirements directed by the Code of Federal regulations

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

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

Select all that apply

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: Meeting the requirements directed by the Code of Federal regulations

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: Meeting the requirements directed by the Code of Federal regulations

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

| <b>Financial Resources:<br/>Planned Sources and Uses</b> |                   |                     |
|--|-------------------|---------------------|
| <b>Sources</b>   | <b>Planned \$</b> | <b>Planned Uses</b> |

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                                    |                     |   |
|---|---------------------|---|
| <b>Sources</b>  | <b>Planned \$</b>   | <b>Planned Uses</b>                         |
| <b>1. Federal Grants (FY 2005 grants)</b>   |                     |   |
| a) Public Housing Operating Fund  | \$6,206,360         |   |
| b) Public Housing Capital Fund  | \$2,762,568         |   |
| c) HOPE VI Revitalization   |                     |   |
| d) HOPE VI Demolition   |                     |   |
| e) Annual Contributions for Section 8<br>Tenant-Based Assistance                            | \$47,305,547        |   |
| f) Public Housing Drug Elimination<br>Program (including any Technical<br>Assistance funds) |                     |   |
| g) Resident Opportunity and Self-<br>Sufficiency Grants (RSDM & FSS<br>for PH)              | \$440,772           |   |
| h) Community Development Block<br>Grant   |                     |   |
| i) HOME (Tenant Based Rental Assistance)  | \$761,921           |   |
| Other Federal Grants (list below)   |                     |   |
| Shelter Plus Care Program   | \$740,880           |   |
| Section 8 Mod-Rehab SRO   | \$271,208           |   |
| FSS for HCV   | \$128,100           |   |
| <b>2. Prior Year Federal Grants<br/>(unobligated funds only) (list below)</b>               |                     |   |
| Public Housing Capital Fund   | \$1,352,183         | Public Housing (PH)<br>Capital Improvements |
| Resident Opportunity & Self-<br>Sufficiency   | \$649,321           | PH Supportive Services                      |
|   |                     |   |
| <b>3. Public Housing Dwelling Rental<br/>Income</b>   | \$2,636,460         | PH Operations                               |
|   |                     |   |
| <b>4. Other income (list below)</b>   |                     |   |
| Interest  | \$150,000           | PH Operations                               |
| Other Income  | \$3100,000          | PH Operations                               |
| Section 8 Contract Administration<br>Excess Revenue   | \$5,000,000         | Other                                       |
|   |                     |   |
| <b>4. Non-federal sources (list below)</b>  |                     |   |
| SHCC Houses   | \$100,000           | Other                                       |
| Austin Affordable Housing Corp.   | \$500,000           | Other                                       |
|   |                     |   |
| <b>Total resources</b>  | <b>\$68,829,795</b> |   |

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other-Family Composition

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

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

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

##### **(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other-Download application from PHA website (available in English and Spanish) then fax in

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

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

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

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

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) Elderly/Disabled

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease

- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other sources-Brochures, Tenant Handbooks and Tenant Calendars, PHA website

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

Note-Under the Final rule dated 08/06/02, any development that falls below 30% AMI would not qualify for deconcentration even if they are above the 115% variance range. Therefore, since the 30% AMI (ELI) for a family of one is \$14,950 and as the Scattered Sites in Public Housing, are already considered deconcentrated, exceeds this amount with the average of \$20,275, thus there are no policies revisions to target other public housing developments for deconcentration.

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

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

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

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

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

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

## **B. Section 8**

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

### **(1) Eligibility**

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation-7 years drug-related, 5 years criminal & fraud
- More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

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

### **(2) Waiting List Organization**

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (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:

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Other preference(s)  
Elderly/Disabled and Welfare to Work families. Also, in the event of a natural disaster, HACA will accept HUD issued vouchers to those displaced families.

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

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes  
 Other preference(s)  
1 Welfare to Work Families (when there are available openings)  
2 Elderly/Disabled and Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

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

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

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

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

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

#### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices  
 Other-Direct notification given to area agencies and direct mail to the waitlist applicants. Also, this information is available within the Admissions Policy.

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30%

of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

If a family has chosen flat rent and becomes unable to pay the flat rent during the period for which such selection was made due to financial hardship, as determined by HACA, then HACA will allow the family to begin paying income-based rent on the first (1<sup>st</sup>) day of the month following proper notification.

Residents who choose flat rent will have their income reviewed every twelve months, coinciding with their annual recertification, at which time the family may take another election without showing a financial hardship.

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?

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

Minimum of 10% Annual Income, 30% Adjusted Income or Fixed Flat Rent

Family Choice of Rental Payment: PH residents may choose a flat rent which may be less than 30% of their adjusted income or income-based rent, a minimum of ten percent (10%) of their annual income or thirty percent (30%) of their adjusted annual income.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other-Child Support payments up to \$480 annually, per child, by any member of the family for the support and maintenance of any child who does not reside in the household.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

**(2) Flat Rents**

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

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

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

**the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

- Incorporated within the Section 8 Administrative Plan

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**HACA is exempt from this portion, as it is a high performing agency.**

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

| <b>Program Name</b>     | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|-------------------------|---|--------------------------|
| Public Housing          |   |                          |
| Section 8 Vouchers      |   |                          |
| Section 8 Certificates  |   |                          |
| Section 8 Mod Rehab     |   |                          |
| Special Purpose Section |   |                          |

|   |     |  |
|---|-----|--|
| 8 Certificates/Vouchers<br>(list individually)        |     |  |
| Public Housing Drug<br>Elimination Program<br>(PHDEP) |     |  |
|   |     |  |
| Other Federal<br>Programs(list<br>individually)       | N/A |  |

### 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)

(2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

**HACA is exempt from this portion, as it is a high performing agency.**

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

### A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 PHA development management offices

Other (list below)

**B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment H - 2006 Annual CFP

-or-

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

**(2) Optional 5-Year Action Plan**

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

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
- 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
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
  2. Development (project) number:
  3. Status of grant: (select the statement that best describes the current status)
    - Revitalization Plan under development
    - Revitalization Plan submitted, pending approval
    - Revitalization Plan approved
    - Activities pursuant to an approved Revitalization Plan underway
- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
HACA is reviewing various opportunities to engage in new construction and/or acquisition of existing properties to preserve the current affordable housing stock. HACA is exploring the creation of strategic partnerships and alliances within the Austin's housing industry and weighing the benefits of accessing various financing mechanisms to include Low Income Housing Tax Credits, Issuance of 501(c)3 Revenue Bonds, as well as a variety of public and private resources.

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Scattered Sites  |
| 1b. Development (project) number: TX00127  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/> |

HACA plans to submit an application for the disposition of the 22 Scattered Site homes under Section 32 of the HUD Homeownership Program. These homes will be placed in Housing Authority of the City of Austin's Lease to Own Homeownership. Each home will only be disposed upon the unit becoming vacant, thus, no families will be displaced from their units.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission:** January 2007

5. Number of units affected: 22

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected start** date of activity: Spring 2007

b. **Projected** end date of activity: ongoing

#### **Demolition/Disposition Activity Description**

1a. Development name: All HACA properties

1b. Development (project) number:

2. Activity type: Demolition

Disposition

HACA will retain a consultant with extensive previous experience in the redevelopment of public housing properties and detailed knowledge of affordable housing and the public process. The consultant will assist with evaluating all HACA owned properties for a highest and best use plan. For purposes of this plan, the term "highest and best use" will mean maximizing the number of affordable housing units that can be constructed at particular sites given the financial constraints, the local housing market, zoning, compatibility requirements, and neighborhood concerns. When development plans are prepared, HACA commits to ensuring that a one for one replacement of all affected public housing units is met and there will be no net loss of existing public housing inventory. Moreover, during the plan development phase, HACA will develop a comprehensive relocation plan for each affected property that will be sensitive to the needs and concerns of all residents. The relocation plan will include HACA attempting to accommodate those residents choosing to reside in the affected property during redevelopment rather than relocating via the issuance of a Section 8 tenant based voucher. For those residents choosing to relocate, HACA will assist all families with options available in the local housing market with information regarding the local submarket of their choice and provide moving allowances. HACA

will streamline policies for those residents choosing to relocate and accept a Section 8 tenant based voucher. To the extent it is able, HACA also commits to ensuring that current residents will have first priority to return to the development should they choose. At each phase with board oversight, HACA will commit to ongoing public input into any re-development plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders. Property evaluation will begin on or about February 2007. In summation, no current residents living at a HACA property that will be redeveloped will be left without housing.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission:**

5. Number of units affected:

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected evaluation start** date of activity: Spring 2007

b. **Projected** end date of activity: Winter 2008

### **Demolition/Disposition Activity Description**

1a. Development name: 1640A and 1640B E. Second Street (former Central Offices)

1b. Development (project) number: TX001

2. Activity type: Demolition

Disposition

HACA will dispose of these two buildings and transfer these assets to its nonprofit subsidiary, Austin Affordable Housing Corporation.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission:** February 2007

5. Number of units affected: 144

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected start** date of activity: Spring 2007

b. Projected end date of activity: Winter 2007

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

| <b>Designation of Public Housing Activity Description</b>                           |                          |
|---|--------------------------|
| 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: (DD/MM/YY) |                          |
| 5. If approved, will this designation constitute a (select one)                     |                          |
| <input type="checkbox"/> New Designation Plan                                       |                          |
| <input type="checkbox"/> Revision of a previously-approved Designation Plan?        |                          |
| 6. Number of units affected:  |                          |

7. Coverage of action (select one)

- Part of the development  
 Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

| <b>Conversion of Public Housing Activity Description</b>   |   |
|--|---|
| 1a. Development name:  |   |
| 1b. Development (project) number:  |   |
| 2. What is the status of the required assessment?  | <input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><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   |

- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b> |  |
|---|--|
| 1a. Development name:   | Scattered Sites  |
| 1b. Development (project) number:   | TX001027   |
| 2. Federal Program authority:   | <input type="checkbox"/> HOPE I<br><input type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><input checked="" 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<br><input type="checkbox"/> Submitted, pending approval<br><input checked="" type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)           | 11/01/2005, at this time it has not been submitted, HACA will submit the plan 12/01/06   |
| 5. Number of units affected:  | 22 scattered site homes  |
| 6. Coverage of action: (select one)   | <input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

- a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (I)]

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

**\*\*HACA is exempt from this portion, as it is a high performing agency.**

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

## **COMMUNITY SERVICE AND FAMILY SELF-SUFFICIENCY REQUIREMENTS POLICIES AND PROCEDURES**

### **ELIGIBILITY FOR COMMUNITY SERVICE REQUIREMENT**

**ADOPTED 2.16.06**

#### **HOUSING AUTHORITY OF THE CITY OF AUSTIN COMMUNITY SERVICE AND SELF-SUFFICIENCY REQUIREMENT (CSSR) POLICY**

The community service and self sufficiency requirement (hereafter referred to as the CSSR or the Community Service Requirement) is intended to assist adult public housing residents in improving their own economic and social well being and give the residents a greater stake in their community. This requirement does not apply to the Section 8 program.

### **COMMUNITY SERVICE REQUIREMENT**

Under the provisions of Section 512 of the Quality Housing and Work Responsibility Act of 1998, every adult resident, 18 years and older, of public housing must:

- a. Perform eight hours of community service per month (not including political activities);  
or
- b. Participate in an economic self sufficiency program for eight hours per month; or
- c. Perform 8 hours per month of combined activities as described in a. and b. above.

### **RESIDENT RESPONSIBILITIES**

Resident will:

1. Provide HACA site manager with documentation to verify their participation or exemption in the CSSR;
2. Select, and participate in, a program that fulfills their CSSR; and
3. Report changes in CSSR exempt or non-exempt status to the site manager. See below for required timeframe for reporting change to manager.

### **HACA'S RESPONSIBILITIES**

HACA will:

1. Include the CSSR provision in the lease and will enforce such provision;
2. Include information regarding PHA compliance with CSSR in the PHA plan;
3. Inform qualified applicants and residents of the CSSR, the relevant processes, exemptions, lease enforcement, and the consequences of non-compliance;
4. Provide residents a list of eligible activities and agencies accepting community service.
5. Provide residents with a copy of the CSSR forms, such as verification forms and certification forms;
6. Review and document resident compliance with the CSSR; and
7. Allow residents to dispute enforcement actions via the HACA grievance policy.

### **KEEPING THE RESIDENTS INFORMED**

HACA will make all public housing applicants and residents aware of the CSSR in the following manner:

1. At application – At the public housing orientation, all public housing applicants who are invited to and attend a pre-leasing orientation will be given a copy of the CSSR information packet to include a list of agencies who tend to need volunteers to do community service. These applicants will be required to sign a certification acknowledging receipt. The certification will be kept in the applicant's, and subsequently in the resident's, file;
2. Ongoing (postings) – HACA will post the CSSR policy at HACA's central administration building and at all HACA public housing development sites;
3. Annually -- The housing operations department will mail out a reminder of the CSSR to all resident families at least 90 days prior their annual re-certification effective date. Such reminder is to include, but is not limited to listing the requirements, the exemption categories, the required documentation for each exemption category, and the required documentation to verify program participation;
4. At re-exam time -- The housing operations department will give all non-exempt public housing residents a copy of CSSR information packet at their annual re-certification interview;
5. At any time, a resident may request and be given the CSSR policy or information packet. Public housing applicants and residents receiving a copy of the CSSR

policy or information packet will certify that they have received such copy and this certification must be kept in the applicant's/resident's file.

### EXEMPTIONS

Residents who are exempt from the CSSR policy are the following:

- a. Residents who are under the age of 18;
- b. Residents who are 62 years of age or older;
- c. Residents who are blind or disabled, as defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1)) and who certify that, because of this disability, they are unable to comply with the CSSR policy;
- d. Residents who are the primary caretakers of such individuals described in section (b) above;
- e. Residents who are engaged in a work activity at least 30 hours per week\*\*;
- f. Residents exempt from work activities under a State Program funded under part A of title IV of the Social Security Act or any other welfare program of the State of Texas, including a state-administered welfare to work program; and
- g. Residents, who are members of a family receiving assistance, benefits, or services under a State program funded under part A of title IV of the Social Security Act or under any other welfare program of the State of Texas, such as receiving Temporary Assistance to Needy Families (TANF). To qualify for this exemption category, the resident must be in compliance with the State program rules. HACA interprets this exemption to apply only to the family members deemed eligible for TANF and receiving TANF. HACA may request a list of eligible family members from the agency administering the TANF program.

### DETERMINATION OF EXEMPTION

The department of housing operations at each annual re-examination will verify exemption status. Each exemption category requires, but is not limited to, the documentation outlined below:

- a. Age exemption – requires government issued picture ID with D.O.B. or birth certificate;
- b. Disability – requires either SSI award letter OR written verification from doctor that the resident has a physical or mental impairment that keeps him/her from performing “substantial” work and is expected to last at least 12 months;
- c. Caretaker – requires written certification from disabled individual or his/her family, or when disabled individual is dependant of resident, the resident may self-certify to this service, but the disabled dependent's disability must be documented as is (b.) of this section;

---

\*\* “Work activities” as defined in section 407(d) of the Social Security Act, include:

- i. unsubsidized employment;
- ii. subsidized private sector employment;
- iii. subsidized public sector employment;
- iv. work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
- v. on-the-job training;
- vi. job search and job readiness assistance;
- vii. community service programs;
- viii. vocational educational training (not to exceed 12 months with respect to any individual);
- ix. job skills training directly related to employment;
- x. education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
- xi. satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
- xii. the provision of child care services to an individual who is participating in a community service program

- d. Receipt of TANF assistance – requires written documentation from the Texas Health and Human Services Commission (or the state agency administering the program) to that effect;
- e. Work activities – requires third party employment verification;
- f. Exempt from work activities – verification or certification from state or government agency providing exemption;
- g. Participation in other economic self-sufficiency programs or state sponsored welfare programs – verification from the State of Texas stating hours of participation or from agency administering such program.

#### **CHANGES IN EXEMPT OR NON-EXEMPT STATUS**

Residents are responsible for reporting their changes in exempt status to their property manager within ten (10) days of the change in status. Residents who were exempt from the CSSR policy, but who subsequently become non-exempt must also begin to conduct their community service effective the 1<sup>st</sup> of the month after their status changed, whether they did or did not report the change. At the corresponding interim re-certification interview, the property management staff will provide a copy of the requirements to non-exempt residents reporting a change in status and will have the resident sign a certification that they have received such copy and that they understand their responsibility to meet the requirements. Residents who become exempt will still be required to conduct the community service hours for the months prior to becoming exempt. For example, a resident who becomes employed will still be required to make up any community service hours that were due or delinquent prior to becoming employed.

#### **REVIEW AND DOCUMENTATION OF COMPLIANCE**

The department of housing operations will be responsible for reviewing and documenting each family member's compliance or non-compliance with the CSSR policy. At least thirty days before the effective date of the annual reexamination and/or lease expiration, HACA staff must make a determination as to whether the family is in compliance. The staff member conducting the annual and interim (when applicable) re-examinations will:

1. Obtain resident status certification from all adult residents;
2. For those who claim to be exempt, determine if the family member is in fact exempt. This determination may be based on self-certifications and other verifications in the file, but must be determined annually.
3. Provide all non-exempt residents with a copy of the CSSR information packet and all required forms;
4. Obtain a certification from non-exempt residents stating they have obtained a copy of the CSSR information packet and understand their responsibilities in regards to such requirements;
5. Obtain documentation of community service performed or documentation of participation in an economic self sufficiency program (optional at interim re-exams);
6. Verify questionable documentation;
7. Keep all documentation in the resident file; and
8. Update the corresponding codes on the family's HUD Form 50058.

All community service documentation must note the date and amount of hours spent performing or attending eligible CSSR activities. An official of the agency or institution where the service was performed or of the program that was attended must sign the documentation. The documentation must also include a phone number and address where participation can be verified. Residents may submit their documentation to their site manager throughout the year. The HACA staff member taking the documentation must immediately

file the documentation in the resident's file and provide the resident with a copy.

### **NON-COMPLIANCE AND ENFORCEMENT**

*During the annual reexamination, and/or at least 30 days prior to the expiration of the current lease, the HACA staff member conducting the re-exam will examine all documentation and determine whether the family is in compliance with the CSSR policy and any applicable Family Compliance Agreement. Violation of the CSSR policy is grounds for non-renewal of the lease at the end of the lease term. The housing operations department will notify Residents, who are not in compliance, of the lease violation. The notification will be in writing and will include the following:*

- *The nature of the noncompliance;*
- *That the family will not have their Dwelling Lease Agreement renewed unless:*
  - *They enter into a Family Compliance Agreement stating that the non-compliant family member(s) will make up the delinquent hours within the next 12 months and the entire household will fulfill the current year's requirements; or*
  - *The family provides written assurance, satisfactory to the PHA, that the noncompliant resident no longer resides in the unit;*
- *That the resident may request a grievance hearing on the determination of noncompliance per HACA's grievance policy, and that the resident may exercise any available judicial remedy to seek timely redress for HACA's non-renewal of the lease.*

***A CSSR information packet must accompany this notification.***

#### First year of non-compliance

The HACA site manager will request that the non-compliant family member(s) and the Head of Household sign a Family Compliance Agreement in order to renew the lease. The Family Compliance Agreement will provide that the non-compliant resident(s) will make up all community service hours within the next twelve months and the entire household will remain in compliance with the current year's requirement. The site manager will retain the original agreement in the resident file, and give the head of household a copy.

#### At Interims

The HACA site manager conducting the interim re-examination will assess the families' progress in making up overdue community service hours. Such staff member will remind the family of their responsibilities in regards to the CSSR policy, the Family Compliance Agreement, and the lease provisions.

#### 2<sup>nd</sup> year of non-compliance

If, during the subsequent annual reexamination, any family member is found to have violated the CSSR or a signed Family Compliance Agreement, the family's lease will not be renewed unless:

- The noncompliant family member(s) is/are no longer part of the household
- Regardless of whether the non-compliant family member was compliant the previous year, the entire family must be compliant in order for HACA to renew the lease.

The resident may request a grievance hearing on the determination of noncompliance per HACA's grievance policy, and the resident may exercise any available judicial remedy to seek timely redress for HACA's non-renewal of the lease.

## **ASSISTANCE TO FAMILIES**

The community development department will be responsible for assisting families, who are non-exempt of the community service requirements. Such assistance will include, but is not limited to:

- a. Speaking at resident council meetings and meetings of the City Wide Advisory Board to describe the CSSR policy; and to provide agency listings, time sheets, and forms;
- b. Encouraging residents to fulfill the CSSR through participation in an economic self sufficiency program, described further below;
- c. Offering assistance to those families who are non-compliant with the requirements and have signed a Family Compliance Agreement by sending them a reminder letter offering assistance and the CSSR information packet at least twice per year; \*\*\*
- d. Providing resident families with listings of agencies who tend to need community service volunteers or listings of other eligible economic self sufficiency programs;
- e. The designated community development staff will be available to assist residents in locating community service placements;
- f. Creating and maintaining a current information packet for resident's use. Such packet will include, but will not be limited to listing the requirements, the exemptions, the process in reporting exemptions and changes in status, the possibility of non-renewal of the lease, and sample time sheets. The packet will also include a listing of activities, which meet the requirements.

Twice yearly, the community development department will remind all residents who are not in compliance about their responsibilities. The reminder will be in writing and will note the deficiency, the consequences of noncompliance, and the assistance that is available to them. A copy of the letter will be forwarded to the housing operations department and is to be kept in the resident's file.

## **ELIGIBLE COMMUNITY SERVICE AND ECONOMIC SELF-SUFFICIENCY PROGRAMS**

In order to meet the CSSR policy, residents must participate for at least eight (8) hours per month in a community service program and meet the following criteria:

1. The community service is performed on behalf of a nonprofit or public agency or a duly elected resident council (political activity does not count toward community service requirements);
2. The hours worked can be verified by an official of the agency where the service was performed;
3. The activities must be performed within the community and not outside HACA's jurisdictional area;
4. The activities must be performed by each individual non-exempt family member. That is, that a family member may not satisfy the requirement on behalf of another family member. That includes making up delinquent hours as part of a Family Compliance Agreement.

Caring for the children of other residents so they may volunteer is an eligible activity.

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\*\*\* The 50058 will be coded by the housing operations staff at annual and interim reexaminations noting whether each family member is meeting the CSSR. The community development department will send such reminder packets to those coded on the 50058 as pending or non compliant.

Alternatively, mandatory CSSR participants may fulfill all or part of their participation requirement by participating in an economic self-sufficiency program that meets the following criteria:

1. Is designed to improve the participant's ability to participate in the workforce;
2. Hours of participation can be verified by an official of the agency providing the program;  
or
3. Has been approved as an eligible economic self-sufficiency program by the community development department.

The following are examples of eligible economic self-sufficiency programs:

- PHA Family Self-Sufficiency Program;
- Welfare-to-Work Program;
- School or other education such as GED or ESL classes;
- Vocational training or apprenticeship;
- Computer or other job training;
- Life skills or survival skills training;
- Substance abuse or mental health treatment; or
- Financial or household management.

## **ELIGIBLE COMMUNITY SERVICE AND ECONOMIC UPLIFT PROGRAMS**

In order to meet the community service requirements, residents must participate for at least eight (8) hours per month in a community service program that meets the following criteria:

1. The community service is performed on behalf of a nonprofit or public agency or a duly elected Resident Council (political activity does not count toward community service requirements);
2. The service rendered furthers the mission of that agency; and
3. The hours worked can be verified by an official of that agency.

Alternatively, mandatory community service participants may fulfill all or part of their participation requirement by participating in an economic uplift program that meets the following criteria:

1. Is designed to improve the participant's ability to participate in the workforce;
2. Hours of participation can be verified by an official of the agency providing the program.
3. Has been approved as an eligible economic uplift program by the Economic Development Coordinator.

The following are examples of eligible economic uplift programs:

1. Family Self-Sufficiency Program;
2. Welfare-to-Work Program
3. School or other education such as GED or ESL classes;
4. Vocational training or apprenticeship;
5. Computer or other job training;
6. Life skills or survival skills training;
7. Substance abuse or mental health treatment;
8. Financial or household management.

Because economic uplift programs teach valuable skills that will help residents become self-sufficient, it will be HACA's policy to encourage residents to fulfill the community service requirement by participating in economic uplift programs whenever possible.

## **COMPLIANCE WITH NONDISCRIMINATION AND EQUAL OPPORTUNITY REQUIREMENTS**

The Housing Authority of the City of Austin will comply with all nondiscrimination and equal opportunity requirements, as listed in 24 CFR §5.105(a).

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

**HACA is exempt from this portion, as it is a high performing agency.**

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

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

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

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

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

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

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

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

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

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

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

**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)

**D. Additional information as required by PHDEP/PHDEP Plan**

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

# HACA OCCUPANCY MANUAL

## CHAPTER EIGHTEEN. RESIDENT PET POLICY

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

- N. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times;
  - O. If pets are left unattended for a period of twenty-four (24) hours or more, HACA may enter the dwelling unit, remove the pet and transfer it to the proper authorities. HACA accepts no responsibility for the animal under such circumstances;
  - P. Residents shall not alter their unit, patio or unit area in order to accommodate a pet;
  - Q. Residents are responsible for all damages caused by their pets including, without limitation, the cost of cleaning of carpets or fumigation of units;
  - R. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HACA;
  - S. Should a resident's pet give birth to a litter, the resident shall within six (6) weeks from birth remove all animals (including the litter and mother) except resident will be allowed to retain two (2) common household pets in the unit as provided herein.
  - T. Residents must identify an alternate custodian in the event of resident illness or other absence from the dwelling unit;
  - U. Pets not owned by a the resident shall not be kept on a temporary basis;
  - V. HACA has the right to require removal of a pet if the pet's conduct or condition is determined in the sole judgment of HACA, to constitute a nuisance or threat to other residents or staff;
  - W. HACA may refuse pet ownership to any resident whom HACA has reason to believe is unable to care for a pet properly;
  - X. Pets are not to be left chained or leashed outside the unit while unattended;
  - Y. Food must be sealed in a container inside the unit;
  - Z. HACA has the right to inspect a resident's unit without prior notice if HACA has reason to suspect the pet is not being cared for or that the resident is unable to properly care for the pet;
  - AA. The resident must be present during a scheduled dwelling unit inspection of a unit occupied by **any and all pets**.
- II. **Common Household Pet.** A Common Household Pet is defined as any domesticated dog, cats, birds, rodents, turtles and fish which are kept in HACA approved aquariums not maintained for commercial purposes.
- III. **Animals that Assist the Handicapped/Disabled.** This Chapter shall not be applied in a manner that would prohibit those individuals regarded as handicapped/disabled from realizing the benefits of housing via a reasonable accommodation of exemption to

policy, provided such exemption would not cause an undue administrative burden. Such an exemption must be accompanied by a professional medical opinion attesting to the resident's disability. The documentation shall state the physician's conclusion that in his/her professional medical opinion, a disability exists which meets HACA's definition of handicapped/disabled.

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

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

### **HACA is exempt from this portion, as it is a high performing agency.**

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
Two public hearings were held on Tuesday, December 12, 2006. Copies of the plans will be distributed to all active resident councils.
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Under Attachment I
  
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:

HACA has revised the Five-Year plan to address the Violence Against Women Act. Under the Annual Plan, HACA has substantially revised the original draft Annual Plan reflecting the Demolition/Disposition Activity of Thurmond Heights to an evaluation process of all the public housing sites as follows:

HACA will retain a consultant with extensive previous experience in the redevelopment of public housing properties and detailed knowledge of affordable housing and the public process. The consultant will assist with evaluating all HACA owned properties for a highest and best use plan. For purposes of this plan, the term “**highest and best use**” will mean maximizing the number of affordable housing units that can be constructed at particular sites given the financial constraints, the local housing market, zoning, compatibility requirements, and neighborhood concerns. When development plans are prepared, HACA commits to ensuring that a one for one replacement of all affected public housing units is met and there will be no net loss of existing public housing inventory. Moreover, during the plan development phase, HACA will develop a comprehensive relocation plan for each affected property that will be sensitive to the needs and concerns of all residents. The relocation plan will include HACA attempting to accommodate those residents choosing to reside in the affected property during redevelopment rather than relocating via the issuance of a Section 8 tenant based voucher. For those residents choosing to relocate, HACA will assist all families with options available in the local housing market with information regarding the local submarket of their choice and provide moving allowances. HACA will streamline policies for those residents choosing to relocate and accept a Section 8 tenant based voucher. To the extent it is able, HACA also commits to ensuring that current residents will have first priority to return to the development should they choose. At each phase with board oversight, HACA will commit to ongoing public input into any re-development plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders. Property evaluation will begin on or about February 2007. In summation, no current residents living at a HACA property that will be redeveloped will be left without housing.

- Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: FY 2006/2007 Annual Action Plan (City of Austin)

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

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

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

The overall goal to assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 through implementation of housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods. The major initiatives planned by the City to begin fiscal year 2006-07 to meet federal regulations and requirements are:

- Address obstacles to meeting underserved needs through a Continuum of Housing Services, Tenants Rights Assistance, and S.M.A.R.T. Housing Initiative.
- Foster and maintain affordable housing through the S.M.A.R.T. Housing Initiative, Housing Trust Fund, Housing Bond Programs, General Obligation Bonds and by improving existing financial mechanisms.
- Remove Barriers to Affordable Housing through Fair Housing, S.M.A.R.T. Housing Initiative, Community Collaborations and resources for low-and moderate-income families on the City's website.
- Evaluate and reduce lead-based paint hazards through the "Lead Smart" program.
- Reduce the number of poverty-level families through economic development, childcare services, housing activities, Housing Trust Fund and neighborhood center services.
- Develop institutional structures and enhance coordination between public and private housing and social service agencies through the Community Action Network, coordination with Public Housing Authorities, continuum of Housing Services and Interdepartmental Community Service Teams.

#### **D. Other Information Required by HUD**

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

## Attachment A

### Deconcentration Policy

## HACA OCCUPANCY MANUAL

### CHAPTER TWO

#### ELIGIBILITY REQUIREMENTS

- I. **General Statement.** All families who are admitted into the Conventional Public Housing Program or the Section 8 Program administered by HACA must be individually determined to be eligible and suitable.
  
- II. **Income Mix and Selection Criteria and Deconcentration.** It is the policy of HACA to utilize mixed-income criteria in the selection of Conventional Public Housing residents. The purpose of utilizing mixed-income criteria is to provide for the deconcentration of poverty and income-mixing by bringing higher income residents into lower income census tracts and lower income tenants into higher income census tracts. This policy shall not be construed to impose or require any specific income or racial quotas for any development or developments.
  
- III. **General Eligibility Requirements.** The following eligibility criteria must be met in order for an applicant to be considered for the Conventional Public Housing Program or the Section 8 Program:
  - A. The applicant must be determined to be a Family;
  
  - B. The applicant must be a United States Citizen or a noncitizen who has eligible immigration status in one of the following categories: (1) lawfully admitted for permanent residence as an immigrant, including special agricultural workers; (2) entered the United States before January 1, 1972 and has maintained continuous residence thereafter, and who is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General of the United States; (3) lawfully present in the United States pursuant to the granting of asylum (refugee status); (4) lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in the public interest (parole status); (5) lawful present in the United States as a result of the Attorney General of the United States withholding of deportation (threat to life or freedom); or (6) lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Action Section 245-A);

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

**Attachment B**  
**PHA Progress in Meeting the Mission and Goals Described**  
**in the 5-Year Plan for 2005-2009**

The Housing Authority of the City of Austin has accomplished the following goals:

**Increase the availability of decent, safe and affordable housing.**

- HACA currently serves 5,023 families through the Housing Choice Voucher program and 1,928 families through the Public Housing program.
- HACA administers (50) Single Room Occupancy (SRO) Mod Rehab Units
- HACA has performed due diligence on several apartment complexes within the Austin metropolitan area and purchased two apartment complexes through Austin Affordable Housing Corporation-thus preserving the affordable housing stock in Austin.
- HACA has provided extensive landlord outreach of the HCV program to include distribution of a quarterly newsletter informing participants of the program general guidelines and other information.
- HACA created its own down payment assistance homeownership program in 2004 for both Public Housing and Housing Choice Voucher tenants. Additionally, in 2006, HACA created a "Lease to Own" homeownership program to serve HACA clients who wish to become homeowners but are unable to do so because of unfavorable credit issues. The Lease to Own program can be used in conjunction with the HACA down payment assistance program.

**Improve community quality of life and economic vitality**

- HACA continues to monitor both the Housing Choice Voucher and Public Housing waitlists. The waitlist for the Housing Choice Voucher program was reopened July 11-13, 2006. HACA receive over 6, 500 applicants. The Public Housing waitlist is currently open. HACA ensures deconcentration efforts are being met through continuous monitoring of both waitlists.
- HACA has continued its relationship with the Austin Police Department (APD) by having an APD officer assigned to HACA, as a community liaison. There is also a police substation located at Rosewood Courts.
- HACA continues to provide security lighting improvements and fencing improvements.
- HACA has provided security access cards to three Elderly/Disabled sites.

**Promote self-sufficiency and asset development of families and individuals**

- HACA has continued to encourage families to become self-sufficient through the on-site location of the Goodwill Workforce Development Center and a partnership with Business Investment Growth (BIG). Communities In Schools provides educational programs both on-site at public housing developments and at 14 local public schools to foster the dropout prevention efforts and increase student academic levels.

## Attachment C

### **Follow-Up Plan to Resident Assessment Satisfaction Survey**

#### **Communication:**

- HACA has strived over the last several years to improve its communication with its residents. A newsletter, "HACA One Voice" is delivered a week prior to the commencement of the upcoming month to inform the residents of current and upcoming activities. Additionally, inside the newsletter is an insert specific to the needs of the residents. An incentive, a supermarket gift card, is awarded to residents who read the newsletter and are able to identify three articles/topics that relate to the resident. This incentive program encourages the residents to read the One Voice. Additionally, surveys are mailed to and flyers are delivered to all the residents as to when the Capital Fund Program (modernization) public meetings will be held at their developments and encourage resident participation for future modernization efforts. A resident calendar is created and distributed on an annual basis that addresses various resident topics.
- There is management at all sites and two district managers are available to address questions and concerns that the residents may have. There are also family self-sufficiency specialists assigned to different sites that work closely with the resident councils and various community partners to bring services on-site and opportunities that may not otherwise be available. The managers and staff strive for customer service at all times. In addition to the Resident Assessment Satisfaction Survey, HACA has implemented its own customer satisfaction survey to ensure all customers of HACA are properly served.
- The Housing Authority has many sites with resident councils. The Community Development Department and local partners provide many activities to encourage resident participation and promote self-sufficiency activities.
- A "Did You Know" campaign continues to be implemented to educate residents and staff on upcoming projects and activities taking place.

#### **Safety:**

- The Housing Authority hires and schedules off-duty police officers to regularly patrol the developments. The Housing Authority and Austin Police Department have partnered to provide a full-time regular police officer to serve as a liaison between both agencies. This partnership provides constant dialogue between the APD liaison, the area APD District Representatives, and the HACA residents and staff. HACA has benefited with quicker response times from APD and more community involvement from the residents.
- Through reporting conducted by the HACA Safety Coordinator, the off-duty officers, site-based staff and residents, building lights have been repaired and monitored by on-site staff to ensure proper operation. The Housing Authority is continually reviewing the sites to determine if more lighting is necessary.
- The Housing Authority has replaced the door locks at all the sites. It is the policy to repair/change broken door locks within 24 hours of notification. Also, security screens and doors have been installed at all family sites. All broken glass and graffiti are abated upon notification.
- The Housing Authority has a Zero Tolerance policy regarding criminal activity and this information is given to the residents at orientation and upon move-in (lease agreement). Managers follow the guidelines set forth in the occupancy manual, the HACA lease, and current state laws to ensure the residents follow the rules of the lease agreement.
- Resident councils are encouraged to form resident patrols at the sites. The APD liaison has conducted several safety meetings and participates in the Nation Night Out events to encourage the residents to become more involved in crime prevention.

#### **Neighborhood Appearance:**

- All of the Housing Authority developments have received modernization through the Capital Fund Program. Many of the sites have received both interior and exterior work, sidewalks and parking lots repaired/resurfaced, lawn care services and tree trimming within the last year. New playground equipment has been installed at many of the sites. All sites have an attractive sign identifying the site and curb appeal is very apparent at all developments.
- All abandoned and unserviceable vehicles are regularly identified, tagged and removed in accordance with city ordinance. The site staffs walk their properties daily and all trash/litter, graffiti and broken glass is removed immediately. Curb appeal is stressed and the sites reflect a manicured attractive place to live and a raise a family.
- For over nine years, the Housing Authority has contracted an exterminator to treat all units. Units are sprayed on a monthly basis and more frequently to aggressive combat any infestations.
- HACA continues to maintain less than a 20-day unit turn around time. The on-site maintenance prepares the dwelling and ensures the unit is secured.

**Attachment D**

**Resident Membership of PHA Governing Board**

|  |                  |  |                                |
|--|------------------|--|--------------------------------|
| <b>Resident PHA Board Member</b>         | Kelly Roth       | Appointed by the Mayor of the City of Austin | Term: 1/13/05 through 12/23/06 |
| <b>Resident Advisory Board</b>           | <b>Name</b>      | <b>Office</b>                                | <b>Site</b>                    |
| <b>Citywide Advisory Board</b>           | Bennie Heyward   | President                                    | Booker T. Washington           |
|  | Debra Locklear   | V-President                                  | Gaston Place                   |
|  |                  |  |                                |
| <b>Lakeside Resident Council</b>         | Gloria Chapa     | President                                    | Lakeside                       |
|  | Charles Lee      | V-President                                  | Lakeside                       |
|  | Patsy Wright     | Secretary                                    | Lakeside                       |
|  | Patricia Blow    | Treasurer                                    | Lakeside                       |
|  | George Martinez  | Board Member                                 | Lakeside                       |
|  |                  |  |                                |
| <b>North Loop Resident Council</b>       | Vacant           | President                                    | North Loop                     |
|  | Vacant           | V-President                                  | North Loop                     |
|  | Vacant           | Secretary                                    | North Loop                     |
|  | Vacant           | Treasurer                                    | North Loop                     |
|  |                  |  |                                |
| <b>Gaston Place Resident Council</b>     | Debra Locklear   | President                                    | Gaston                         |
|  | Alice Merida     | V-President                                  | Gaston                         |
|  | Vacant           | Secretary                                    | Gaston                         |
|  | Vacant           | Treasurer                                    | Gaston                         |
|  | Melvin Johnson   | Board Member                                 | Gaston                         |
|  |                  |  |                                |
| <b>Meadowbrook Resident Council</b>      | Sandra Eason     | President                                    | Meadowbrook                    |
|  | Sonia Valdez     | V-President                                  | Meadowbrook                    |
|  | Vacant           | Secretary                                    | Meadowbrook                    |
|  | Vacant           | Treasurer                                    | Meadowbrook                    |
|  |                  |  |                                |
| <b>Thurmond Heights Resident Council</b> | Michelle Mendez  | President                                    | Thurmond                       |
|  | Vacant           | V-President                                  | Thurmond                       |
|  | Sepriana Velez   | Secretary                                    | Thurmond                       |
|  | Hortencia Alaniz | Treasurer                                    | Thurmond                       |
|  | Sylvia Quinonez  | Board Member                                 | Thurmond                       |
|  | Sandy Lugo       | Board Member                                 | Thurmond                       |
|  |                  |  |                                |
| <b>Rosewood/Salina Resident Council</b>  | Vacant           | President                                    | Rosewood/Salina                |
|  | Vacant           | V-President                                  | Rosewood/Salina                |
|  | Vacant           | Secretary                                    | Rosewood/Salina                |
|  | Vacant           | Treasurer                                    | Rosewood/Salina                |

|  |                     |              |                      |
|--|---------------------|--------------|----------------------|
| <b>Bouldin Oaks Resident Council</b>         | Martin Bermudez     | President    | Bouldin Oaks         |
|  | Vacant              | V-President  | Bouldin Oaks         |
|  | Birdie Bryant       | Secretary    | Bouldin Oaks         |
|  | Vacant              | Treasurer    | Bouldin Oaks         |
|  |                     |              |                      |
| <b>Coronado Hills Resident Council</b>       | Eunice Jackson      | President    | Coronado Hills       |
|  | Dorothy Mauldin     | V-President  | Coronado Hills       |
|  | Vacant              | Secretary    | Coronado Hills       |
|  | Brenda White        | Treasurer    | Coronado Hills       |
|  | Beverly Parker      | Board Member | Coronado Hills       |
|  | Koni Arnold         | Board Member | Coronado Hills       |
|  | Takeitha Sistrunk   | Board Member | Coronado Hills       |
|  |                     |              |                      |
| <b>Rio Lado Resident Council</b>             | Audrey Terrasas     | President    | Rio Lado             |
|  | Vacant              | V-President  | Rio Lado             |
|  | Vacant              | Secretary    | Rio Lado             |
|  | Lakisha Cheeks      | Treasurer    | Rio Lado             |
|  | Maria Hernandez     | Board Member | Rio Lado             |
|  | Patricia Holloway   | Board Member | Rio Lado             |
|  |                     |              |                      |
| <b>Booker T. Washington Resident Council</b> | Bennie Heyward      | President    | Booker T. Washington |
|  | Anthony Chavez      | V-President  | Booker T. Washington |
|  | Vacant              | Secretary    | Booker T. Washington |
|  | Vacant              | Treasurer    | Booker T. Washington |
|  | Christina Clark     | Board Member | Booker T. Washington |
|  | Kim Curtis          | Board Member | Booker T. Washington |
|  | Christi Blackmam    | Board Member | Booker T. Washington |
|  |                     |              |                      |
| <b>Chalmers Courts Resident Council</b>      | Vacant              | President    | Chalmers Courts      |
|  | Jacqueline Davidson | V. President | Chalmers Courts      |
|  | Vacant              | Secretary    | Chalmers Courts      |
|  | Maria Arguello      | Treasurer    | Chalmers Courts      |
|  | Gloria Almaguerra   | Board Member | Chalmers Courts      |
|  |                     |              |                      |
| <b>Santa Rita Courts Resident Council</b>    | Lourdes Cardoza     | President    | Santa Rita Courts    |
|  | Monica Rousette     | V-President  | Santa Rita Courts    |
|  | Bonnie Zapata       | Secretary    | Santa Rita Courts    |
|  | Erica Verduco       | Treasurer    | Santa Rita Courts    |
|  | Alma Lara           | Board Member | Santa Rita Courts    |

|                                   |                    |              |                   |
|-----------------------------------|--------------------|--------------|-------------------|
|                                   | Rebecca Valdivia   | Board Member | Santa Rita Courts |
|                                   | Emily Flott-Thorne | Board Member | Santa Rita Courts |
|                                   |                    |              |                   |
| <b>Northgate Resident Council</b> | Mary Brown         | President    | Northgate         |
|                                   | Nataleie Chavez    | V-President  | Santa Rita Courts |
|                                   | Adrianna Cooper    | Secretary    | Santa Rita Courts |
|                                   | Ermina Estrada     | Treasurer    | Santa Rita Courts |
|                                   | Barbara Beaver     | Board Member | Santa Rita Courts |
|                                   | Rina Perez         | Board Member | Santa Rita Courts |
|                                   |                    |              |                   |

**Attachment E**  
**PHA Assessment of Voluntary Conversion  
of Developments to Tenant Based Assistance**

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

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

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

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

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

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

## REQUIRED VOLUNTARY CONVERSION CERTIFICATION

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

James L. Hargrove, Executive Director  
Signature

Dated: November 20, 2001

## **Attachment F**

### **Acceptance of HUD issued vouchers; Due to Displacement, Relocation and Acquisition**

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

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

**Attachment G**  
**Criteria of Substantial Deviation  
and Significant Amendments**

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

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

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

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

# Attachment H Table Library

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

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Original Annual Statement

Capital Fund Grant Number: TX59-P001-50107      FFY of Grant Approval: 2007

| Line No. | Summary of Development Account                      | Total Estimated Cost |
|----------|---|----------------------|
| 1        | Total Non-CGP Funds                                 |                      |
| 2        | 1406 Operations                                     |                      |
| 3        | 1408 Management Improvements                        | \$305,000            |
| 4        | 1410 Administration                                 | \$291,550            |
| 5        | 1411 Audit  |                      |
| 6        | 1415 Liquidated Damages                             |                      |
| 7        | 1430 Fees and Costs                                 | \$125,000            |
| 8        | 1440 Site Acquisition                               |                      |
| 9        | 1450 Site Improvement                               | \$591,547            |
| 10       | 1460 Dwelling Structures                            | \$1,217,500          |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable             | \$225,000            |
| 12       | 1470 Nondwelling Structures                         | \$35,000             |
| 13       | 1475 Nondwelling Equipment                          | \$115,000            |
| 14       | 1485 Demolition                                     |                      |
| 15       | 1490 Replacement Reserve                            |                      |
| 16       | 1492 Moving to Work Demonstration                   |                      |
| 17       | 1495.1 Relocation Costs                             | \$10,000             |
| 18       | 1498 Mod Used for Development                       |                      |
| 19       | 1502 Contingency                                    |                      |
| 20       | <b>Amount of Annual Grant (Sum of Lines 2-19)</b>   | <b>\$2,915,597</b>   |
| 21       | Amount of line 20 Related to LBP Activities         |                      |
| 22       | Amount of line 20 Related to Section 504 Compliance | \$50,000             |
| 23       | Amount of line 20 Related to Security               | \$115,000            |
| 24       | Amount of line 20 Related to Energy Conservation    | \$100,000            |
|          | Measures  |                      |

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

|                                   |  |             |           |
|-----------------------------------|--|-------------|-----------|
| <b>Annual Statement</b>           |  |             |           |
| <b>Capital Fund Program (CFP)</b> |  |             |           |
| <b>Part II: Supporting Table</b>  |  |             |           |
|                                   |  |             |           |
|                                   | <b><u>FFY 2007</u></b>                         |             |           |
|                                   |  |             |           |
| Development                       | General Description of Major Work              | Development | Total     |
| Number/Name                       | Categories                                     | Account     | Estimated |
| HA-Wide Activities                |  | Number      | Cost Need |
| HA                                | Operating                                      | 1406        |           |
|                                   | Administration                                 | 1410        | 291,550   |
|                                   | Management Improvements                        | 1408        |           |
|                                   | Management Information System                  |             | 75,000    |
|                                   | Enhance Management Operations                  |             | 10,000    |
|                                   | Enhance P&D Operations                         |             | 10,000    |
|                                   | Enhance Maintenance Operations                 |             | 10,000    |
|                                   | Resident Initiatives                           |             | 125,000   |
|                                   | Security & Drug Elimination                    |             | 75,000    |
|                                   | Fees & Costs                                   | 1430        | 125,000   |
|                                   |  |             |           |
| HA Wide                           | Tree Trimming/Removal/Planting, Stump Removal, |             |           |
|                                   | & Beautification Efforts                       | 1450        | 75,000    |
|                                   | Sidewalk Repairs & Improvements                | 1450        | 10,000    |
|                                   | Parking Area & Drive Improvements              | 1450        | 10,000    |
|                                   | ADA Improvements(Reasonable Accommodations)    | 1450        | 7,500     |
|                                   | Fire Protection/Suppression& Hydrant Testing   | 1450        | 15,000    |
|                                   | ADA Improvements(Reasonable Accommodations)    | 1460        | 7,500     |
|                                   | HVAC Services                                  | 1465        | 25,000    |
|                                   | Appliances                                     | 1465        | 75,000    |
|                                   | HVAC Services                                  | 1475        | 25,000    |
|                                   | Relocation Costs                               | 1495        | 10,000    |
|                                   |  |             |           |
| Non-Dwelling                      | Admin Office Renovation Needs                  | 1470        | 25,000    |
| Structures                        |  |             |           |
|                                   |  |             |           |
| Non-Dwelling                      | Equipment & Vehicles                           | 1475        | 75,000    |
| Equipment                         |  |             |           |
|                                   |  |             |           |
| TX1 Chalmers                      | Playground Improvements                        | 1450        | 5,000     |
|                                   | Water Heater Replacements                      | 1465        | 25,000    |
|                                   | Exterior repairs & Painting                    | 1450        | 100,000   |
|                                   |  |             |           |
| TX2 Rosewood                      | Exterior Repairs and Painting                  | 1450        | 140,000   |
|                                   | Parking & Drive Improvements                   | 1450        | 10,000    |

|                       |  |      |         |
|-----------------------|--|------|---------|
|                       |  |      |         |
| TX3 Santa Rita        | Replace and Relocate Mailboxes                   | 1450 | 20,000  |
|                       | Parking & Drive Improvements (Phase II)          | 1450 | 100,000 |
|                       | Erosion, Drainage & Landscaping                  | 1450 |         |
|                       |  |      |         |
| TX4 Meadowbrook       | Daycare Improvements                             | 1470 | 10,000  |
|                       | Parking & Drive Improvements                     | 1450 | 50,000  |
|                       |  |      |         |
| TX5 BTW               | Retaining Walls & Erosion Control                | 1450 | 100,000 |
|                       |  |      |         |
| TX7 Lakeside          | Parking & Drive Improvements                     | 1450 | 9,047   |
|                       | Window Coverings                                 | 1460 | 25,000  |
|                       | Common Area Improvements                         | 1460 | 5,000   |
|                       |  |      |         |
| TX8 Salina            | Interior Renovations (Phase IV)                  | 1460 | 325,000 |
|                       | Exterior Repairs and Painting                    | 1450 | 25,000  |
|                       |  |      |         |
| TX9 Gaston Place      | Flooring Replacements                            | 1460 | 20,000  |
|                       | Community Room & Kitchen Improvements            | 1450 | 25,000  |
|                       |  |      |         |
| TX10 Bouldin Oaks     | Roof Replacements                                | 1460 | 200,000 |
|                       | Landscaping Improvements                         | 1450 | 25,000  |
|                       |  |      |         |
| TX11 Thurmond Heights | Electrical Upgrades                              | 1460 | 100,000 |
|                       |  |      |         |
| TX12 Georgian         | Security/Site Lighting Improvements              | 1450 | 25,000  |
|                       |  |      |         |
| TX13 Goodrich         | Parking & Drive Improvements                     | 1450 | 5,000   |
|                       | Foundation Repairs & Erosion Controls            | 1450 | 35,000  |
|                       | HVAC Replacements (Phase I)                      | 1465 | 25,000  |
|                       |  |      |         |
| Tx15 North Loop       | Flooring Replacements                            | 1460 | 25,000  |
|                       | Mechanical Upgrades & Repairs                    | 1475 | 15,000  |
|                       |  |      |         |
| TX16 Northgate        | Playground Improvements                          | 1450 | 20,000  |
|                       | Water Heater Replacements                        | 1465 | 10,000  |
|                       |  |      |         |
| TX17 Shadowbend       | Playground Improvements                          | 1450 | 5,000   |
|                       | Water Heater Replacements                        | 1465 | 15,000  |
|                       | HVAC Replacements                                | 1465 | 25,000  |
|                       |  |      |         |
| TX18 Manchaca II      |  |      |         |
|                       |  |      |         |
| TX19 Manchaca Village | Water Heating Replacements                       | 1465 | 10,000  |
|                       | Erosion & Flooding Controls                      | 1450 | 10,000  |
|                       |  |      |         |
| TX20 Rio Lado         | Interior Renovations Kitchen & Baths (Phase II ) | 1460 | 150,000 |
|                       |  |      |         |

|                      |   |              |                    |
|----------------------|---|--------------|--------------------|
| TX22 Coronado Hills  | Interior Renovations Kitchen & Baths (Phase I)          | 1460         | 100,000            |
|                      |   |              |                    |
| TX27 Scattered Sites | HVAC Replacements                                       | 1465         | 15,000             |
|                      | Interior Renovations                                    | 1460         | 15,000             |
|                      | Exterior Paint  | 1460         | 10,000             |
| <b>TOTAL</b>         |   |              | <b>\$2,915,597</b> |
|                      | <i>Estimate of Funding for 2007-(avg of past 2 yrs)</i> |              | \$2,915,597        |
|                      | <b>*****Estimate of Shortfall*****Cuts Needed!</b>      | (orig draft) | <b>\$150,953</b>   |
| <b>TOTAL</b>         | <i>Estimate of Needs for 2007</i>                       |              | <b>\$3,066,550</b> |

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**  
**TX59-P001-50107**

| Development Number/Name<br>HA-Wide Activities | All Funds Obligated<br>(Quarter Ending Date) | All Funds Expended<br>(Quarter Ending Date) |
|---|--|---|
| 1406  | 8/18/2009                                    | 8/17/2011                                   |
| 1408  | 8/18/2009                                    | 8/17/2011                                   |
| 1410  | 8/18/2009                                    | 8/17/2011                                   |
| 1430  | 8/18/2009                                    | 8/17/2011                                   |
| 1450  | 8/18/2009                                    | 8/17/2011                                   |
| 1460  | 8/18/2009                                    | 8/17/2011                                   |
| 1465  | 8/18/2009                                    | 8/17/2011                                   |
| 1470  | 8/18/2009                                    | 8/17/2011                                   |
| 1475  | 8/18/2009                                    | 8/17/2011                                   |
| 1495  | 8/18/2009                                    | 8/17/2011                                   |



### Capital Fund Program (CFP) Five-Year Plan

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
|  |  |                     |  |
|  | <b>HA Wide</b>                             |                     |  |
|  |  |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>721,550</b>      |  |
| Operations   |  |                     |  |
| Administration   |  |                     |  |
| Management Improvements  |  |                     |  |
| MIS  |  |                     |  |
| Enhance Management Operations  |  |                     |  |
| Enhance Maintenance Operations   |  |                     |  |
| Enhance P&D Operations   |  |                     |  |
| Security & Drug Elimination  |  |                     |  |
| Resident Initiatives   |  |                     |  |
|  |  |                     |  |
|  |  | 291,550             | 2008, 2009, 2010, 2011                 |
|  |  | 75,000              | 2008, 2009, 2010, 2011                 |
|  |  | 10,000              | 2008, 2009, 2010, 2011                 |
|  |  | 10,000              | 2008, 2009, 2010, 2011                 |
|  |  | 10,000              | 2008, 2009, 2010, 2011                 |
|  |  | 75,000              | 2008, 2009, 2010, 2011                 |
|  |  | 125,000             | 2008, 2009, 2010, 2011                 |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 1,318,100           |  |

| Development Number   | Development Name (or indicate PHA Wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
|  |   |                     |                                     |
|  | <b>HA Wide</b>                          |                     |                                     |
|  |   |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>330,000</b>      |                                     |
| HA Wide Equipment & Vehicles   |   |                     |                                     |
| HA Wide Tree Trimming, Removals/Planting & Beautification              |   |                     |                                     |
| Sidewalk Repairs & Improvements  |   |                     |                                     |
| Parking Area & Drive Improvements                                      |   |                     |                                     |
| ADA Improvements   |   |                     |                                     |
| Firer Protection & Annual Hydrant Testing                              |   |                     |                                     |
| Mechanical Services (Plumb/Elec/HVAC)                                  |   |                     |                                     |
| Appliances   |   |                     |                                     |
| Relocation Costs   |   |                     |                                     |
|  |   | 75,000              |                                     |
|  |   | 75,000              |                                     |
|  |   | 10,000              |                                     |
|  |   | 10,000              |                                     |
|  |   | 10,000              |                                     |
|  |   | 15,000              |                                     |
|  |   | 50,000              |                                     |
|  |   | 75,000              |                                     |
|  |   | 10,000              |                                     |
|  |   |                     |                                     |
|  |   |                     |                                     |
| Total estimated cost over next 5 years                                 |   | 660,000             |                                     |

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

**Optional 5 Year Action Plan Tables**

| Development Number   | Development Name (or indicate PHA wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
| <b>TX1-01</b>  | <b>CHALMERS COURTS</b>                  |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>130,000</b>      |                                     |
| Accessibility Improvements   |   | 50,000              | FFY 2008                            |
| Water Heater Replacements  |   | 25,000              | FFY 2009                            |
| Gas Line Replacements & Utility Improvements                           |   | 50,000              | FFY 2011                            |
| Total estimated cost over next 5 years                                 |   | 255,000             |                                     |

| Development Number   | Development Name<br>(or indicate PHA wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-02</b>  | <b>ROSEWOOD COURTS</b>                     |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>150,000</b>      |  |
| Water Heater Replacements  |  | 25,000              | FFY 2010                               |
| Gas Line Replacements & Utility Improvements                           |  | 50,000              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 225,000             |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-03</b>  | <b>SANTA RITA COURTS</b>                   |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>120,000</b>      |  |
| Parking & Drive Improvements (Phase III)                               |  |                     |  |
| Site Security Lighting   |  |                     |  |
| Grounds Improvements, Recreation Areas, Signage                        |  |                     |  |
| Community & Mgmt. Facility Improvements                                |  |                     |  |
| Water Heater Replacements  |  |                     |  |
|  |  | 100,000             | FFY 2008                               |
|  |  | 25,000              | FFY 2008                               |
|  |  | 10,000              | FFY 2010                               |
|  |  | 25,000              | FFY 2011                               |
|  |  | 19,047              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  |                     |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-04</b>  | <b>MEADOWBROOK APARTMENTS</b>              |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | 60,000              |  |
| Landscaping, Grounds Improvements, Fencing                             |  |                     |  |
| Guttering  |  |                     |  |
| FLC Improvements   |  |                     |  |
| Fencing  |  |                     |  |
| Exterior Siding & Painting   |  |                     |  |
|  |  | 35,000              | FFY 2008                               |
|  |  | 50,000              | FFY 2008                               |
|  |  | 25,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2009                               |
|  |  | 300,000             | FFY 2010                               |
|  |  |                     |  |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 495,000             |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-05/205</b>  | <b>BOOKER T. WASHINGTON TERRACES</b>       |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>100,000</b>      |  |
| Interior Renovations (Phase I)   |  |                     |  |
| Interior Renovations (Phase II)  |  |                     |  |
| Interior Renovations (Phase III)                                       |  |                     |  |
| Interior Renovations (Phase IV)  |  |                     |  |
|  |  | 300,000             | FFY 2008                               |
|  |  | 325,000             | FFY 2009                               |
|  |  | 300,000             | FFY 2010                               |
|  |  | 450,000             | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
|  |  |                     |  |

|  |           |  |
|--|-----------|--|
|  |           |  |
| Total estimated cost over next 5 years | 1,475,000 |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-07</b>  | <b>LAKESIDE APARTMENTS</b>                 |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>39,047</b>       |  |
| AC Replacements  |  |                     |  |
| Bldg. Wiring, Communications, & Emer. Systems Upgrades                 |  |                     |  |
| Interior Renovations   |  |                     |  |
| Common Area Improvements   |  |                     |  |
| Interior Renovations   |  |                     |  |
| Exterior Walkway Cleaning & Improvements                               |  |                     |  |
| AC Replacements  |  |                     |  |
| Interior Renovations   |  |                     |  |
| Heating, Plumbing, & Piping Improvements                               |  |                     |  |
| Exterior Repairs & Painting  |  |                     |  |
| Interior Renovations   |  |                     |  |
|  |  | 25,000              | FFY 2008                               |
|  |  | 25,000              | FFY 2008                               |
|  |  | 25,000              | FFY 2008                               |

|  |         |          |
|--|---------|----------|
|  | 25,000  | FFY 2009 |
|  | 25,000  | FFY 2009 |
|  | 50,000  | FFY 2009 |
|  | 25,000  | FFY 2010 |
|  | 25,000  | FFY 2010 |
|  | 100,000 | FFY 2011 |
|  | 100,000 | FFY 2011 |
|  | 25,000  | FFY 2011 |
| Total estimated cost over next 5 years | 489,047 |          |

| Development Number   | Development Name (or indicate PHA Wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
| <b>TX1-08</b>  | <b>SALINA APARTMENTS</b>                |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>350,000</b>      |                                     |
| Interior Renovations   |   |                     |                                     |
| Exterior Lighting Improvements   |   |                     |                                     |
| Grounds Improvements   |   |                     |                                     |
|  |   | 300,000             | FFY 2008                            |
|  |   | 25,000              | FFY 2009                            |
|  |   | 40,000              | FFY 2009                            |
|  |   |                     |                                     |

|  |         |  |
|--|---------|--|
|  |         |  |
|  |         |  |
| Total estimated cost over next 5 years | 715,000 |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
|  |  |                     |  |
| <b>TX1-09</b>  | <b>GASTON PLACE APARTMENTS</b>             |                     |  |
|  |  |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>45,000</b>       |  |
| Domestic Boiler Replacements   |  |                     |  |
| Security Improvements  |  |                     |  |
| HVAC Replacements (20%)  |  |                     |  |
| Common Area Lighting Improvements                                      |  |                     |  |
| Elevator Improvements  |  |                     |  |
| Emergency, Back up & Fire Systems Upgrades                             |  |                     |  |

|  |         |          |
|--|---------|----------|
|  |         |          |
|  | 30,000  | FFY 2008 |
|  | 15,000  | FFY 2008 |
|  | 30,000  | FFY 2009 |
|  | 30,000  | FFY 2009 |
|  | 25,000  | FFY 2010 |
|  | 50,000  | FFY 2011 |
|  |         |          |
|  |         |          |
| Total estimated cost over next 5 years | 225,000 |          |
|  |         |          |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |                                     |
|--|--|---------------------|-------------------------------------|
|  |  |                     |                                     |
| <b>TX1-10</b>  | <b>BOULDIN OAKS<br/>APARTMENTS</b>         |                     |                                     |
|  |  |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date (HA Fiscal Year) |

|   |                |          |
|---|----------------|----------|
| <b>Total of FFY 2007</b>                      | <b>225,000</b> |          |
| Fencing & Grounds Improvements                |                |          |
| Exterior Lighting Improvements                |                |          |
| Clothesline Repairs & Replacements            |                |          |
| Interior Renovations (Phase I)                |                |          |
| Parking & Driveway Improvements               |                |          |
| Interior Renovations (Phase II)               |                |          |
| Interior Renovations (Phase III)              |                |          |
|   | 20,000         | FFY 2008 |
|   | 25,000         | FFY 2008 |
|   | 20,000         | FFY 2009 |
|   | 100,000        | FFY 2009 |
|   | 25,000         | FFY 2010 |
|   | 125,000        | FFY 2010 |
|   | 125,000        | FFY 2011 |
|   |                |          |
|   |                |          |
| <b>Total estimated cost over next 5 years</b> | <b>665,000</b> |          |

| Development Number | Development Name (or indicate PHA Wide) | Number Vacant Units |  |
|--------------------|---|---------------------|--|
|                    |   |                     |  |

|  |  |                |                                     |
|--|--|----------------|-------------------------------------|
| <b>TX1-11</b>  | <b>THURMOND HEIGHTS<br/>APARTMENTS</b> |                |                                     |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>100,000</b> |                                     |
| Interior Renovations (Phase I)   |  |                |                                     |
| Roof Replacements  |  |                |                                     |
| HVAC Replacements (Phase I)  |  |                |                                     |
| Interior Renovations (Phase I)   |  |                |                                     |
| Playground Improvements  |  |                |                                     |
| Interior Renovations (Phase III)                                       |  |                |                                     |
|  |  |                |                                     |
|  |  | 100,000        | FFY 2008                            |
|  |  | 175,000        | FFY 2009                            |
|  |  | 25,000         | FFY 2009                            |
|  |  | 150,000        | FFY 2010                            |
|  |  | 25,000         | FFY 2011                            |
|  |  | 100,000        | FFY 2011                            |
|  |  |                |                                     |
|  |  |                |                                     |
| Total estimated cost over next 5 years                                 |  | 675,000        |                                     |

| Development Number   | Development Name (or indicate PHA Wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
| <b>TX1-12</b>  | <b>GEORGIAN MANOR APARTMENTS</b>        |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>25,000</b>       |                                     |
| Fencing  |   |                     |                                     |
| Parking & Drive Improvements   |   |                     |                                     |
| Erosion & Foundation Repairs   |   |                     |                                     |
| Community & Mgmt Bldg Repairs  |   |                     |                                     |
| Interior Renovations (Phase I)   |   |                     |                                     |
| Interior Renovations (Phase II)  |   |                     |                                     |
|  |   | 25,000              | FFY 2008                            |
|  |   | 50,000              | FFY 2008                            |
|  |   | 50,000              | FFY 2009                            |
|  |   | 75,000              | FFY 2009                            |
|  |   | 100,000             | FFY 2010                            |
|  |   | 100,000             | FFY 2011                            |
|  |   |                     |                                     |
|  |   |                     |                                     |
| Total estimated cost over next 5 years                                 |   | 425,000             |                                     |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-13</b>  | <b>GOODRICH PLACE APARTMENTS</b>           |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>65,000</b>       |  |
| Clothesline Repairs & Replacements                                     |  |                     |  |
| Drainage, Erosion Controls & Foundation Repairs                        |  |                     |  |
| HVAC Replacements (Phase II)   |  |                     |  |
| WH Replacements  |  |                     |  |
| 504/Accessibility Improvements   |  |                     |  |
| Exterior Lighting & Security Improvements                              |  |                     |  |
|  |  | 5,000               | FFY 2008                               |
|  |  | 25,000              | FFY 2008                               |
|  |  | 50,000              | FFY 2009                               |
|  |  | 10,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2010                               |
|  |  | 25,000              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 205,000             |  |

| Development Number   | Development Name (or indicate PHA Wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
| <b>TX1-15</b>  | <b>NORTH LOOP APARTMENTS</b>            |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>40,000</b>       |                                     |
| Interior Renovations (Phase I)   |   |                     |                                     |
| Exterior Repairs & Painting  |   |                     |                                     |
| Interior Renovations (Phase II)  |   |                     |                                     |
| Elevator Improvements  |   |                     |                                     |
| Back Up & Emergency Systems Upgrades                                   |   |                     |                                     |
| Interior Common Area Improvements                                      |   |                     |                                     |
| Exterior Common Area, Grounds Improvements                             |   |                     |                                     |
| Mechanical, Piping & HVAC Improvements                                 |   |                     |                                     |
|  |   | 75,000              | FFY 2008                            |
|  |   | 150,000             | FFY 2008                            |
|  |   | 100,000             | FFY 2009                            |
|  |   | 25,000              | FFY 2009                            |
|  |   | 50,000              | FFY 2010                            |
|  |   | 50,000              | FFY 2010                            |
|  |   | 25,000              | FFY 2010                            |
|  |   | 100,000             | FFY 2011                            |
| Total estimated cost over next 5 years                                 |   | 615,000             |                                     |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-16</b>  | <b>NORTHGATE WEST APARTMENTS</b>           |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>30,000</b>       |  |
| Exterior Repairs & Painting  |  |                     |  |
| Interior Renovations (Phase I)   |  |                     |  |
| Interior Renovations (Phase II)  |  |                     |  |
| HVAC Replacements (Phase I)  |  |                     |  |
| HVAC Replacements (Phase II)   |  |                     |  |
| Sidewalk Improvements  |  |                     |  |
|  |  | 50,000              | FFY 2008                               |
|  |  | 125,000             | FFY 2009                               |
|  |  | 125,000             | FFY 2010                               |
|  |  | 25,000              | FFY 2010                               |
|  |  | 50,000              | FFY 2011                               |
|  |  | 10,000              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 415,000             |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-17</b>  | <b>SHADOWBEND RIDGE</b>                    |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>45,000</b>       |  |
| HVAC Replacements (Phase II)   |  |                     |  |
| Drainage, Erosion & Grounds Improvements                               |  |                     |  |
| Fencing (Phase II)   |  |                     |  |
| Exterior Lighting Improvements   |  |                     |  |
| Parking & Driveway Improvements  |  |                     |  |
| Roof Replacements (100%)   |  |                     |  |
| Exterior Repairs & Painting  |  |                     |  |
|  |  | 25,000              | FFY 2008                               |
|  |  | 10,000              | FFY 2008                               |
|  |  | 20,000              | FFY 2008                               |
|  |  | 25,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2009                               |
|  |  | 75,000              | FFY 2010                               |
|  |  | 75,000              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 300,000             |  |



| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-18</b>  | <b>MANCHACA II</b>                         |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>25,000</b>       |  |
| Playground Improvements  |  |                     |  |
| Exterior Lighting Improvements   |  |                     |  |
| Sidewalk & Driveway Repairs  |  |                     |  |
| Fencing  |  |                     |  |
| Roof Replacements (30%)  |  |                     |  |
| Exterior Siding, Repairs & Painting                                    |  |                     |  |
| Interior Renovations   |  |                     |  |
|  |  | 10,000              | FFY 2008                               |
|  |  | 10,000              | FFY 2008                               |
|  |  | 30,000              | FFY 2009                               |
|  |  | 45,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2010                               |
|  |  | 75,000              | FFY 2010                               |
|  |  | 100,000             | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 320,000             |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-19</b>  | <b>MANCHACA VILLAGE</b>                    |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>20,000</b>       |  |
| Exterior Siding, Repairs & Painting (Phase II)                         |  |                     |  |
| Roof Replacements (25%)  |  |                     |  |
| Parking & Drive Improvements   |  |                     |  |
| HVAC Replacements (Phase II)   |  |                     |  |
| Erosion Drainage & Grounds Improvements                                |  |                     |  |
| Interior Renovations (Phase I)   |  |                     |  |
|  |  | 25,000              | FFY 2008                               |
|  |  | 25,000              | FFY 2008                               |
|  |  | 50,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2009                               |
|  |  | 50,000              | FFY 2010                               |
|  |  | 100,000             | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 295,000             |  |

| Development Number   | Development Name (or indicate PHA Wide) | Number Vacant Units |                                     |
|--|---|---------------------|-------------------------------------|
| <b>TX1-20</b>  | <b>RIO LADO APARTMENTS</b>              |                     |                                     |
| Description of Needed Physical Improvements or Management Improvements |   | Estimated Cost      | Planned Start Date (HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |   | <b>150,000</b>      |                                     |
| Interior Renovations (Phase III)                                       |   |                     |                                     |
| Interior Renovations (Phase IV)  |   |                     |                                     |
| HVAC Replacements (Phase I)  |   |                     |                                     |
| HVAC Replacements (Phase II)   |   |                     |                                     |
| Exterior Lighting Improvements   |   |                     |                                     |
| Recreation Areas/Court Improvements                                    |   |                     |                                     |
| Parking Lot Improvements   |   |                     |                                     |
|  |   | 100,000             | FFY 2008                            |
|  |   | 150,000             | FFY 2009                            |
|  |   | 50,000              | FFY 2009                            |
|  |   | 75,000              | FFY 2010                            |
|  |   | 15,000              | FFY 2010                            |
|  |   | 15,000              | FFY 2011                            |
|  |   | 50,000              | FFY 2011                            |
|  |   |                     |                                     |
|  |   |                     |                                     |
| Total estimated cost over next 5 years                                 |   | 605,000             |                                     |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-22</b>  | <b>CORONADO HILLS</b>                      |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>100,000</b>      |  |
| Fencing  |  |                     |  |
| Drainage Improvements  |  |                     |  |
| Interior Renovations (Phase II)  |  |                     |  |
| Parking & Drive Improvements   |  |                     |  |
| HVAC Replacements (50%)  |  |                     |  |
| Exterior Siding, Repairs & Painting                                    |  |                     |  |
| Roof Replacements  |  |                     |  |
|  |  | 30,000              | FFY 2008                               |
|  |  | 20,000              | FFY 2008                               |
|  |  | 50,000              | FFY 2009                               |
|  |  | 15,000              | FFY 2009                               |
|  |  | 25,000              | FFY 2010                               |
|  |  | 50,000              | FFY 2010                               |
|  |  | 75,000              | FFY 2011                               |
|  |  |                     |  |
|  |  |                     |  |
| Total estimated cost over next 5 years                                 |  | 365,000             |  |

| Development Number   | Development Name<br>(or indicate PHA Wide) | Number Vacant Units |  |
|--|--|---------------------|--|
| <b>TX1-27</b>  | <b>SCATTERED SITES ( 22 SF UNITS)</b>      |                     |  |
| Description of Needed Physical Improvements or Management Improvements |  | Estimated Cost      | Planned Start Date<br>(HA Fiscal Year) |
| <b>Total of FFY 2007</b>   |  | <b>45,000</b>       |  |
| Fencing  |  |                     |  |
| Interior Renovations (3 Units)   |  |                     |  |
| Exterior Repairs & Painting (4 Units)                                  |  |                     |  |
| Roofing Replacements (4 Units)   |  |                     |  |
| Driveway Replacements (4 Units)  |  |                     |  |
| Interior Renovations (4 Units)   |  |                     |  |
| Exterior Repairs & Painting (4 Units)                                  |  |                     |  |
| Roofing Replacements (4 Units)   |  |                     |  |
|  |  | 29,047              | FFY 2008                               |
|  |  | 30,000              | FFY 2008                               |
|  |  | 20,000              | FFY 2009                               |
|  |  | 24,047              | FFY 2009                               |
|  |  | 20,000              | FFY 2010                               |
|  |  | 44,047              | FFY 2010                               |
|  |  | 20,000              | FFY 2011                               |
|  |  | 25,000              | FFY 2011                               |
| Total estimated cost over next 5 years                                 |  | 257,141             |  |

## Attachment I Public Comments

### Performance and Evaluation Report

Part I: Summary

Capital Fund Program (CFP)

### U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

| PHA Name<br>Housing Authority of the City of Austin   |                                | Comprehensive Grant Number<br>Tx59P00150105 |             | FFY of Grant Approved<br>2005 |            |
|---|--------------------------------|---|-------------|-------------------------------|------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Performance and Evaluation Report<br><input type="checkbox"/> Final Performance and Evaluation Report |                                |   |             |                               |            |
| <b>9/30/2006</b>  |                                |   |             |                               |            |
| Line No   | Summary of Development Account | Total Estimated Cost                        |             | Total Actual Cost (2)         |            |
|   |                                | Original                                    | Revised (1) | Obligated                     | Expended   |
| 1   | Total Non-CGP Funds            |   |             |                               |            |
| 2   | 1406 Operating Fund            | -   | -           | -                             | -          |
| 3   | 1408 Management Improvements   | 332,500.00                                  | 330,900.37  | 330,900.37                    | 171,236.08 |
| 4   | 1410 Administration            | 300,000.00                                  | 306,148.51  | 306,148.51                    | 306,148.51 |
| 5   | 1411 Audit                     |   |             |                               |            |
| 6   | 1415 Liquidated Damages        |   |             |                               |            |
| 7   | 1430 Fees and Costs            | 150,000.00                                  | 150,000.00  | 115,217.07                    | 115,217.07 |
| 8   | 1440 Site Acquisition          |   |             |                               |            |
| 9   | 1450 Site Improvement          | 420,654.00                                  | 427,650.84  | 118,635.62                    | 118,635.62 |

|    |   |                     |                     |                     |                     |
|----|---|---------------------|---------------------|---------------------|---------------------|
| 10 | 1460 Dwelling Structures                                  | 1,570,472.00        | 1,476,753.28        | 1,068,823.94        | 768,823.94          |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable                 | 100,000.00          | 100,950.47          | 59,058.96           | 59,058.96           |
| 12 | 1470 Nondwelling Structures                               | 90,000.00           | 184,603.90          | 95,203.90           | 95,203.90           |
| 13 | 1475 Nondwelling Equipment                                | 95,000.00           | 81,618.63           | 81,618.63           | 81,618.63           |
| 14 | 1485 Demolition   |                     |                     |                     |                     |
| 15 | 1490 Replacement Reserve                                  |                     |                     |                     |                     |
| 16 | 1492 Moving to Work Demonstration                         |                     |                     |                     |                     |
| 17 | 1495.1 Relocation Costs                                   | 10,000.00           | 10,000.00           | 1,500.00            | 500.00              |
| 18 | 1499 Development Activities                               |                     |                     |                     |                     |
| 19 | 1502 Contingency  |                     |                     |                     |                     |
| 20 | <b>Amount of Annual Grant</b>                             | <b>3,068,626.00</b> | <b>3,068,626.00</b> | <b>2,177,107.00</b> | <b>1,716,442.71</b> |
| 21 | Amount of line 20 related to LBP Activities               |                     | \$ 3,068,626.00     | 2,177,107.00        |                     |
| 22 | Amount of line 20 related to Section 504 Compliance       | 250,000.00          | 131,200.00          | 101,818.00          | 101,818.00          |
| 23 | Amount of line 20 related to security - soft cost         | 175,000.00          | 5,000.00            | 1,953.00            | 1,953.00            |
| 24 | Amount of line 20 related to security - hard cost         |                     | 250,000.00          | 133,944.78          | 78,944.78           |
| 25 | Amount of line 20 related to energy conservation measures | 250,000.00          | 256,848.00          | 118,335.96          | 91,279.96           |
| 26 | Collateralization Expense or Debt Service                 |                     | -                   |                     |                     |

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Prm Admin. and Date

**Annual Statement  
Performance and Evaluation Report**

Part II : Supporting Pages

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

Capital Fund Program (CFP)

**2005**

| Development Number/Name<br>HA-Wide Activities | General Description of Major Categories | Dev Account Number | Qty | Total Estimated Cost |            | Total Actual Cost |                   | Status   |
|---|---|--------------------|-----|----------------------|------------|-------------------|-------------------|----------|
|   |   |                    |     | Original             | Revised    | Funds Obligated   | Funds Expended    |          |
| HA  | <b>OPERATING</b>                        | 1406               |     |                      |            |                   |                   |          |
| HA  | <b>ADMINISTRATION</b>                   | 1410               |     | 300,000.00           | 306,148.51 | 306,148.51        | <b>306,148.51</b> |          |
| HA  | <b>MANAGEMENT IMPROVEMENTS</b>          | 1408               |     |                      |            |                   |                   |          |
|   | Management Information System           |                    |     | 100,000.00           | 100,000.00 | 100,000.00        | <b>40,417.52</b>  |          |
|   | Enhance Management Operations           |                    |     | 15,000.00            | 15,000.00  | 15,000.00         |                   |          |
|   | Enhance P & D Management                |                    |     | 12,500.00            | 10,900.37  | 10,900.37         | <b>2,239.00</b>   |          |
|   | Enhance Maintenance Operations          |                    |     | 10,000.00            | 10,000.00  | 10,000.00         | <b>1,877.44</b>   |          |
|   | Resident Initiatives                    |                    |     | 120,000.00           | 120,000.00 | 120,000.00        | <b>94,901.72</b>  |          |
|   | Security & Drug Elimination             |                    |     | 75,000.00            | 75,000.00  | 75,000.00         | <b>31,800.40</b>  |          |
| HA  | <b>FEES AND COSTS</b>                   | 1430               |     | 150,000.00           | 150,000.00 | 115,217.07        | <b>115,217.07</b> |          |
| HA-Wide                                       | <b>SITE IMPROVEMENT</b>                 |                    |     |                      |            |                   |                   |          |
|   | Tree trimming/removal & stump removal   | 1450               |     | 75,000.00            | 75,695.00  | 75,695.00         | <b>75,695.00</b>  | Complete |

|         |                                     |      |  |  |           |           |           |                  |           |
|---------|-------------------------------------|------|--|--|-----------|-----------|-----------|------------------|-----------|
|         | Sidewalk Repairs & Improvements     | 1450 |  |  | 30,000.00 | 30,000.00 | 26,065.00 | <b>26,065.00</b> |           |
|         | Parking Area & Drive Improvements   | 1450 |  |  | 25,000.00 | 25,000.00 |           |                  |           |
|         | Signs                               | 1450 |  |  |           | 50.00     | 50.00     | <b>50.00</b>     |           |
|         | ADA Improvements                    | 1450 |  |  | 10,000.00 | 10,000.00 |           |                  |           |
|         | Fire Protection/Suppression         | 1450 |  |  | 15,000.00 | 15,000.00 |           |                  |           |
|         | ADA Improvements                    | 1460 |  |  | 10,000.00 | 10,000.00 |           |                  |           |
|         | HVAC Services                       | 1465 |  |  | 20,000.00 | 20,000.00 |           |                  | see sites |
|         | Appliances                          | 1465 |  |  | 80,000.00 | 80,000.00 | 58,852.00 | <b>58,852.00</b> |           |
|         | Admin/Office Renovation Needs       | 1470 |  |  | 75,000.00 | 53,400.70 |           |                  | see BTW   |
|         | HVAC Services                       | 1475 |  |  | 20,000.00 | 1,754.96  | 1,754.96  | <b>1,754.96</b>  | see sites |
|         | Equipment & Vehicles                | 1475 |  |  | 75,000.00 | 72,011.30 | 72,011.30 | <b>72,011.30</b> |           |
|         | Relocation Costs                    | 1495 |  |  | 10,000.00 | 10,000.00 | 1,500.00  | <b>500.00</b>    |           |
|         |                                     |      |  |  |           |           |           |                  |           |
| TX 1-01 | <b>CHALMERS COURT</b>               |      |  |  |           |           |           |                  |           |
|         | Site Security Lighting Replacements | 1450 |  |  | 50,000.00 | 11,599.63 |           |                  |           |
|         | Parking Lot Repairs                 | 1450 |  |  | 10,000.00 | 10,000.00 |           |                  |           |
|         | Signs--Drug Free Zones              | 1450 |  |  |           | 132.00    | 132.00    | <b>132.00</b>    |           |
|         | Fencing                             | 1450 |  |  |           | 1,500.00  | 1,500.00  | <b>1,500.00</b>  |           |
|         | Gas Line Pressure Tests             | 1460 |  |  | 15,000.00 | 15,000.00 |           |                  |           |
|         | Community Room Improvements         | 1470 |  |  | 15,000.00 | 35,999.30 |           |                  |           |
|         |                                     |      |  |  |           |           |           |                  |           |
| TX 1-02 | <b>ROSEWOOD COURT</b>               |      |  |  |           |           |           |                  |           |
|         | Parking Lot Repairs                 | 1450 |  |  |           |           |           |                  |           |

|         |                                     |      |  |  |            |            |            |                   |                          |
|---------|-------------------------------------|------|--|--|------------|------------|------------|-------------------|--------------------------|
|         |                                     |      |  |  | 10,000.00  | 10,000.00  |            |                   |                          |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 132.00     | 132.00     | <b>132.00</b>     |                          |
|         | Asbestos Removal                    | 1450 |  |  |            | 57.00      | 57.00      | <b>57.00</b>      |                          |
|         | Asbestos Removal                    | 1460 |  |  |            | 1,490.00   | 1,490.00   | <b>1,490.00</b>   |                          |
|         | Gas Pipe Repairs                    | 1460 |  |  |            | 3,500.00   | 1,733.00   | <b>1,733.00</b>   |                          |
|         | HVAC                                | 1475 |  |  |            | 3,798.00   | 3,798.00   | <b>3,798.00</b>   |                          |
|         |                                     |      |  |  |            |            |            |                   |                          |
| TX 1-03 | <b>SANTA RITA COURT</b>             |      |  |  |            |            |            |                   |                          |
|         | Playground Improvements             | 1450 |  |  | 50,000.00  | 50,000.00  |            |                   |                          |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 198.00     | 198.00     | <b>198.00</b>     |                          |
|         | Plumbing Repair/Replacement         | 1460 |  |  |            | 185.00     | 185.00     | <b>185.00</b>     |                          |
|         | Water Main Repair                   | 1460 |  |  |            | 1,945.00   | 1,945.00   | <b>1,945.00</b>   |                          |
|         |                                     |      |  |  |            |            |            |                   |                          |
| TX 1-04 | <b>MEADOWBROOK</b>                  |      |  |  |            |            |            |                   |                          |
|         | Site Security Lighting Improvements | 1450 |  |  | 20,000.00  | 25,000.00  |            |                   |                          |
|         | Landscaping Improvements            | 1450 |  |  | 25,000.00  |            |            |                   | completed under 2004 CFP |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 286.00     | 286.00     | <b>286.00</b>     |                          |
|         | Kitchen & Bath Renovations          | 1460 |  |  | 350,000.00 | 289,220.00 | 289,220.00 | <b>289,220.00</b> | Complete                 |
|         | Maintenance Shop Additions          | 1470 |  |  |            | 34,191.20  | 34,191.20  | <b>34,191.20</b>  |                          |
|         | Repair Broken Outlet-MS             | 1470 |  |  |            | 75.00      | 75.00      | <b>75.00</b>      |                          |
|         |                                     |      |  |  |            |            |            |                   |                          |
| TX 1-05 | <b>BOOKER T. WASHINGTON</b>         |      |  |  |            |            |            |                   |                          |

|         |   |      |  |  |            |            |           |                  |                     |
|---------|---|------|--|--|------------|------------|-----------|------------------|---------------------|
|         | Signs--Drug Free Zones                          | 1450 |  |  |            | 352.00     | 352.00    | <b>352.00</b>    |                     |
|         | Exterior Siding, Repairs,<br>Painting & Roofing | 1460 |  |  | 350,000.00 | 125,000.00 | 77,256.60 | <b>77,256.60</b> |                     |
|         | Plumbing Repair/Replacement                     | 1460 |  |  |            | 370.00     | 370.00    | <b>370.00</b>    |                     |
|         | Foundation Repair                               | 1460 |  |  |            | 2,700.00   | 2,700.00  | <b>2,700.00</b>  |                     |
|         | Repair Burnout Unit                             | 1460 |  |  |            | 4,650.00   | 4,650.00  | <b>4,650.00</b>  |                     |
|         | Recarpet  | 1460 |  |  |            | 287.70     | 287.70    | <b>287.70</b>    |                     |
|         | Water Damage Repairs                            | 1460 |  |  |            | 50,447.07  | 50,447.07 | <b>50,447.07</b> | Emerg-per ED        |
|         | CD Restroom Remodeling                          | 1470 |  |  |            | 28,804.00  | 28,804.00 | <b>28,804.00</b> | (HA Wide Off Remod) |
|         | Tile Replacement                                | 1470 |  |  |            | 8,382.00   | 8,382.00  | <b>8,382.00</b>  | (HA Wide Off Remod) |
|         | CD Building Flooring Repair                     | 1470 |  |  |            | 598.65     | 598.65    | <b>598.65</b>    | (HA Wide Off Remod) |
|         | HVAC  | 1475 |  |  |            | 90.00      | 90.00     | <b>90.00</b>     |                     |
|         | Cable for Sewer Machine                         | 1475 |  |  |            | 464.37     | 464.37    | <b>464.37</b>    | equip               |
|         |   |      |  |  |            |            |           |                  |                     |
| TX 1-07 | <b>LAKESIDE APTS.</b>                           |      |  |  |            |            |           |                  |                     |
|         | Kitchen & Bath Renovations                      | 1460 |  |  | 50,000.00  | 50,000.00  | 11,695.68 | <b>11,695.68</b> |                     |
|         | Lobby & Community Room<br>Improvements          | 1460 |  |  | 25,000.00  | 26,397.00  | 26,397.00 | <b>26,397.00</b> |                     |
|         | Security Screens Installation                   | 1460 |  |  |            | 37,720.00  | 37,720.00 | <b>37,720.00</b> | From CFP 2006       |
|         | Flooring Repair                                 | 1470 |  |  |            | 390.00     | 390.00    | <b>390.00</b>    |                     |
|         | Lobby Restroom Repair                           | 1470 |  |  |            | 1,542.94   | 1,542.94  | <b>1,542.94</b>  | ***                 |
|         |   |      |  |  |            |            |           |                  |                     |
|         |   |      |  |  |            |            |           |                  |                     |

|         |                                 |      |  |  |            |            |            |                  |                        |
|---------|---------------------------------|------|--|--|------------|------------|------------|------------------|------------------------|
| TX 1-08 | <b>SALINA APTS</b>              |      |  |  |            |            |            |                  |                        |
|         | Asbestos Removal                | 1450 |  |  |            | 1,422.00   | 1,422.00   | <b>1,422.00</b>  |                        |
|         | Interior Renovations            | 1460 |  |  | 200,000.00 | 300,000.00 | 300,000.00 |                  | 05 & 06 combind        |
|         | Asbestos Removal                | 1460 |  |  |            | 18,900.00  | 18,900.00  | <b>18,900.00</b> |                        |
|         | Labor-Install Appliances        | 1460 |  |  |            | 140.00     | 140.00     | <b>140.00</b>    |                        |
|         | CD Restroom Remodeling          | 1470 |  |  |            | 20,196.00  | 20,196.00  | <b>20,196.00</b> |                        |
|         |                                 |      |  |  |            |            |            |                  |                        |
| TX 1-09 | <b>GASTON PLACE</b>             |      |  |  |            |            |            |                  |                        |
|         | Window Replacement              | 1450 |  |  |            | 1,250.00   | 1,250.00   | <b>1,250.00</b>  |                        |
|         | Kitchen & Bath Renovations      | 1460 |  |  | 200,000.00 | 10,000.00  |            |                  | Started under CFP 2004 |
|         | Bio Hazard Post Mortem          | 1460 |  |  |            | 1,121.00   | 1,121.00   | <b>1,121.00</b>  |                        |
|         |                                 |      |  |  |            |            |            |                  |                        |
| TX 1-10 | <b>BOULDIN OAKS</b>             |      |  |  |            |            |            |                  |                        |
|         | Erosion & Drainage Improvements | 1450 |  |  | 5,000.00   | 5,000.00   |            |                  |                        |
|         | Site Security Improvements      | 1450 |  |  | 10,000.00  | 10,000.00  |            |                  |                        |
|         | Bio Hazard Post Mortem          | 1460 |  |  |            | 5,042.00   | 5,042.00   | <b>5,042.00</b>  |                        |
|         |                                 |      |  |  |            |            |            |                  |                        |
| TX 1-11 | <b>THURMOND HTS</b>             |      |  |  |            |            |            |                  |                        |
|         | Site Security Improvements      | 1450 |  |  | 20,000.00  | 50,000.00  |            |                  |                        |
|         | Signs--Drug Free Zones          | 1450 |  |  |            | 176.00     | 176.00     | <b>176.00</b>    |                        |
|         | Roofing & Guttering             | 1460 |  |  |            | 3,450.00   | 3,450.00   | <b>3,450.00</b>  | Storm Damages          |
|         | Plumbing Repair/Replacement     | 1460 |  |  |            | 370.00     | 370.00     | <b>370.00</b>    |                        |

|         |                                |      |  |  |           |            |            |                   |                          |
|---------|--------------------------------|------|--|--|-----------|------------|------------|-------------------|--------------------------|
| *       | Repair Burnout                 | 1460 |  |  |           | 2,000.00   | 2,000.00   | <b>2,000.00</b>   |                          |
|         | Sewer Line Repair              | 1460 |  |  |           | 3,788.88   | 3,788.88   | <b>3,788.88</b>   |                          |
| *       | Fire Damage Repairs            | 1460 |  |  |           | 4,825.00   | 4,825.00   | <b>4,825.00</b>   |                          |
|         | Electrical Upgrades            | 1460 |  |  |           |            |            |                   |                          |
|         |                                |      |  |  |           |            |            |                   |                          |
| TX 1-12 | <b>GEORGIAN MANOR</b>          |      |  |  |           |            |            |                   |                          |
|         | Replace & Relocate Mailboxes   | 1450 |  |  | 15,000.00 | 15,000.00  |            |                   |                          |
|         | Signs--Drug Free Zones         | 1450 |  |  |           | 132.00     | 132.00     | <b>132.00</b>     |                          |
|         | Roofing & Guttering            | 1460 |  |  |           | 131,400.00 | 131,400.00 | <b>131,400.00</b> |                          |
|         | Fire Damage Repairs            | 1460 |  |  |           | 6,825.00   | 6,825.00   | <b>6,825.00</b>   |                          |
|         |                                |      |  |  |           |            |            |                   |                          |
| TX 1-13 | <b>GOODRICH</b>                |      |  |  |           |            |            |                   |                          |
|         | Common Area Improvements       | 1450 |  |  | 5,000.00  |            |            |                   | Completed under CFP 2004 |
|         | Kitchen & Bath Renovations     | 1460 |  |  |           | 13,905.00  | 13,905.00  | <b>13,905.00</b>  |                          |
|         |                                |      |  |  |           |            |            |                   |                          |
| TX 1-15 | <b>NORTHLOOP</b>               |      |  |  |           |            |            |                   |                          |
|         | HVAC Improvements & Repairs    | 1460 |  |  | 75,000.00 | 50,000.00  |            |                   |                          |
|         | Fire/Watchman/Lighting Upgrade | 1460 |  |  |           | 801.00     | 801.00     | <b>801.00</b>     |                          |
|         | Plumbing Repair/Replacement    | 1460 |  |  |           | 185.00     | 185.00     | <b>185.00</b>     |                          |
|         |                                |      |  |  |           |            |            |                   |                          |
| TX 1-16 | <b>NORTHGATE</b>               |      |  |  |           |            |            |                   |                          |
|         | Playground Improvements        | 1450 |  |  | 15,654.00 | 15,654.00  | 175.00     | <b>175.00</b>     |                          |
|         | Signs--Drug Free Zones         | 1450 |  |  |           |            |            | <b>350.00</b>     |                          |

|         |                                 |      |  |  |            |            |           |                                     |
|---------|---------------------------------|------|--|--|------------|------------|-----------|-------------------------------------|
|         |                                 |      |  |  | 350.00     | 350.00     |           |                                     |
|         | Gable Metal Repair              | 1460 |  |  | 4,500.00   | 4,500.00   |           |                                     |
|         | Plumbing Repair/Replacement     | 1460 |  |  |            | 185.00     | 185.00    | <b>185.00</b>                       |
|         | Interior Repairs                | 1460 |  |  |            | 12,325.00  | 12,325.00 | <b>12,325.00</b>                    |
|         | Roofing Replacements            | 1460 |  |  |            |            |           |                                     |
|         |                                 |      |  |  |            |            |           |                                     |
| TX 1-17 | <b>SHADOWBEND</b>               |      |  |  |            |            |           |                                     |
|         | Fencing                         | 1450 |  |  | 25,000.00  | 45,750.00  |           | Postponed                           |
|         | Signs--Drug Free Zones          | 1450 |  |  |            | 132.00     | 132.00    | <b>132.00</b>                       |
|         | Electrical Upgrade              | 1460 |  |  |            | 3,290.00   | 3,290.00  | <b>3,290.00</b>                     |
|         | Plumbing Repair/Replacement     | 1460 |  |  |            | 185.00     | 185.00    | <b>185.00</b>                       |
|         | Foundation Repair               | 1460 |  |  |            | 12,535.00  | 12,535.00 | <b>12,535.00</b> SF Home Starstreak |
|         | HVAC                            | 1460 |  |  |            | 80.00      | 80.00     | <b>80.00</b> SF Home Starstreak     |
|         | Recarpet                        | 1460 |  |  |            | 1,526.85   | 1,526.85  | <b>1,526.85</b> SF Home Starstreak  |
|         | Interior Painting & Repairs     | 1460 |  |  |            | 14,030.00  | 14,030.00 | <b>14,030.00</b> Starstreak         |
|         |                                 |      |  |  |            |            |           |                                     |
| TX 1-18 | <b>MANCHACA II</b>              |      |  |  |            |            |           |                                     |
|         | Signs--Drug Free Zones          | 1450 |  |  |            | 132.00     | 132.00    | <b>132.00</b>                       |
|         | HVAC Replacements               | 1460 |  |  | 130,972.00 | 100,000.00 |           |                                     |
|         |                                 |      |  |  |            |            |           |                                     |
| TX 1-19 | <b>MANCHACA VILLAGE</b>         |      |  |  |            |            |           |                                     |
|         | Erosion & Drainage Improvements | 1450 |  |  | 5,000.00   | 10,000.00  | 3,348.41  | <b>3,348.41</b>                     |

|         |                                     |      |  |  |            |           |          |                 |  |
|---------|-------------------------------------|------|--|--|------------|-----------|----------|-----------------|--|
|         | Install Playground Equipment        | 1450 |  |  |            | 3,187.00  | 3,187.00 | <b>3,187.00</b> |  |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 132.00    | 132.00   | <b>132.00</b>   |  |
|         | Electrical Upgrade                  | 1460 |  |  |            | 4,165.00  | 4,165.00 | <b>4,165.00</b> |  |
|         | Bathroom Repairs                    | 1460 |  |  |            | 2,025.00  | 2,025.00 | <b>2,025.00</b> |  |
|         | HVAC                                | 1460 |  |  |            | 195.00    | 195.00   | <b>195.00</b>   |  |
|         | Repairs & Upgrades                  | 1460 |  |  |            | 840.00    | 840.00   | <b>840.00</b>   |  |
|         |                                     |      |  |  |            |           |          |                 |  |
| TX 1-20 | <b>RIO LADO</b>                     |      |  |  |            |           |          |                 |  |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 132.00    | 132.00   | <b>132.00</b>   |  |
|         | Interior Renovations Kitchen & Bath | 1460 |  |  | 100,000.00 | 86,500.00 | 3,200.00 | <b>3,200.00</b> |  |
|         | Security Screen Installation        | 1460 |  |  |            | 156.78    | 156.78   | <b>156.78</b>   |  |
|         | Fire Damage Repairs                 | 1470 |  |  |            | 1,024.11  | 1,024.11 | <b>1,024.11</b> |  |
|         | HVAC                                | 1475 |  |  |            | 3,500.00  | 3,500.00 | <b>3,500.00</b> |  |
|         |                                     |      |  |  |            |           |          |                 |  |
| Tx 1-27 | <b>SCATTERED SITES</b>              |      |  |  |            |           |          |                 |  |
|         | Fencing                             | 1450 |  |  |            | 2,100.00  | 2,100.00 | <b>2,100.00</b> |  |
|         | Drainage Improvements               | 1450 |  |  |            | 1,368.21  | 1,368.21 | <b>1,368.21</b> |  |
|         | Signs--Drug Free Zones              | 1450 |  |  |            | 132.00    | 132.00   | <b>132.00</b>   |  |
|         | Roof Replacements                   | 1460 |  |  | 15,000.00  | 15,000.00 | 2,890.00 | <b>2,890.00</b> |  |
|         | Interior Renovations                | 1460 |  |  | 25,000.00  | 25,000.00 | 2,335.38 | <b>2,335.38</b> |  |
|         | Exterior Paint                      | 1460 |  |  | 20,000.00  | 15,000.00 | 2,460.00 | <b>2,460.00</b> |  |

|  |                         |      |  |  |                     |                     |                     |                     |  |
|--|-------------------------|------|--|--|---------------------|---------------------|---------------------|---------------------|--|
|  | Misc Repairs & Upgrades | 1460 |  |  |                     | 7,550.00            | 7,550.00            | <b>7,550.00</b>     |  |
|  | Dishwashers             | 1465 |  |  |                     | 950.47              | 206.96              | <b>206.96</b>       |  |
|  |                         |      |  |  |                     |                     |                     |                     |  |
|  | <b>GRAND TOTAL</b>      |      |  |  | <b>3,068,626.00</b> | <b>3,068,026.00</b> | <b>2,177,107.00</b> | <b>1,716,442.71</b> |  |

**Performance and Evaluation Report**

Part I: Summary

Capital Fund Program (CFP)

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

|   |                            |                       |
|---|----------------------------|-----------------------|
| PHA Name  | Comprehensive Grant Number | FFY of Grant Approved |
| Housing Authority of the City of Austin   | Tx59P00150106              | 2006                  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <input type="checkbox"/> Performance and Evaluation Report |                            |                       |
| <input type="checkbox"/> Final Performance and Evaluation Report  |                            | <b>9/30/2006</b>      |

| Line No   | Summary of Development Account                            | Total Estimated Cost |  | Total Actual Cost (2) |          |
|---|---|----------------------|--|-----------------------|----------|
|   |   | Original             | Revised (1)  | Obligated             | Expended |
| 1   | Total Non-CGP Funds                                       |                      |  |                       |          |
| 2   | 1406 Operating Fund                                       | -                    | -  | -                     | -        |
| 3   | 1408 Management Improvements                              | 305,000.00           |  |                       |          |
| 4   | 1410 Administration                                       | 276,256.00           |  |                       |          |
| 5   | 1411 Audit  |                      |  |                       |          |
| 6   | 1415 Liquidated Damages                                   |                      |  |                       |          |
| 7   | 1430 Fees and Costs                                       | 150,000.00           |  |                       |          |
| 8   | 1440 Site Acquisition                                     |                      |  |                       |          |
| 9   | 1450 Site Improvement                                     | 544,489.00           |  |                       |          |
| 10  | 1460 Dwelling Structures                                  | 1,213,079.00         |  |                       |          |
| 11  | 1465.1 Dwelling Equipment - Nonexpendable                 | 85,000.00            |  |                       |          |
| 12  | 1470 Nondwelling Structures                               | 80,000.00            |  |                       |          |
| 13  | 1475 Nondwelling Equipment                                | 75,000.00            |  |                       |          |
| 14  | 1485 Demolition   |                      |  |                       |          |
| 15  | 1490 Replacement Reserve                                  |                      |  |                       |          |
| 16  | 1492 Moving to Work Demonstration                         |                      |  |                       |          |
| 17  | 1495.1 Relocation Costs                                   | 10,000.00            |  |                       |          |
| 18  | 1499 Development Activities                               |                      |  |                       |          |
| 19  | 1502 Contingency  | 23,744.00            |  |                       |          |
| 20  | <b>Amount of Annual Grant</b>                             | <b>2,762,568.00</b>  | -  | -                     | -        |
| 21  | Amount of line 20 related to LBP Activities               |                      |  |                       |          |
| 22  | Amount of line 20 related to Section 504 Compliance       | 50,000.00            |  |                       |          |
| 23  | Amount of line 20 related to security - soft cost         | 190,000.00           |  |                       |          |
| 24  | Amount of line 20 related to security - hard cost         |                      |  |                       |          |
| 25  | Amount of line 20 related to energy conservation measures | 175,000.00           |  |                       |          |
| 26  | Collateralization Expense or Debt Service                 | -                    |  |                       |          |
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.      (2) To be completed for the Performance and Evaluation Report |   |                      |  |                       |          |
| Signature of Executive Director and Date  |   |                      | Signature of Public Housing Director/Office of Native American Prm Admin. and Date |                       |          |

**Annual Statement  
Performance and Evaluation Report**  
Part II : Supporting Pages  
Capital Fund Program (CFP)

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

**2006**

| Development<br>Number/Name<br>HA-Wide<br>Activities | General Description of Major<br>Categories |        | Dev<br>Account<br>Number | Qty | Total Estimated Cost |         | Total Actual Cost  |                   | Status |
|---|--|--------|--------------------------|-----|----------------------|---------|--------------------|-------------------|--------|
|   |  |        |                          |     | Original             | Revised | Funds<br>Obligated | Funds<br>Expended |        |
| HA  | <b>OPERATING</b>                           | 140806 | 1406                     |     |                      |         |                    |                   |        |
| HA  | <b>ADMINISTRATION</b>                      |        | 1410                     |     | 276,256.00           |         |                    |                   |        |
| HA  | <b>MANAGEMENT<br/>IMPROVEMENTS</b>         |        | 1408                     |     |                      |         |                    |                   |        |

|         |                                       |                                |      |  |            |  |  |  |
|---------|---------------------------------------|--------------------------------|------|--|------------|--|--|--|
|         | Management Information System         | 140806                         |      |  | 75,000.00  |  |  |  |
|         | Enhance Management Operations         | 140802                         |      |  | 15,000.00  |  |  |  |
|         | Enhance P & D Management              | 140808, 140811                 |      |  | 10,000.00  |  |  |  |
|         | Enhance Maintenance Operations        |                                |      |  | 10,000.00  |  |  |  |
|         | Resident Initiatives                  | 140810, 140814, 140815, 140816 |      |  | 120,000.00 |  |  |  |
|         | Security & Drug Elimination           | 140803                         |      |  | 75,000.00  |  |  |  |
|         |                                       |                                |      |  |            |  |  |  |
| HA      | <b>FEES AND COSTS</b>                 |                                | 1430 |  | 150,000.00 |  |  |  |
|         |                                       |                                |      |  |            |  |  |  |
| HA-Wide | <b>SITE IMPROVEMENT</b>               |                                |      |  |            |  |  |  |
|         | Tree trimming/removal & stump removal | 145022                         | 1450 |  | 75,000.00  |  |  |  |
|         | Sidewalk Repairs & Improvements       |                                | 1450 |  | 20,000.00  |  |  |  |
|         | Parking Area & Drive Improvements     |                                | 1450 |  | 20,000.00  |  |  |  |
|         | ADA Improvements                      |                                | 1450 |  | 10,000.00  |  |  |  |
|         | Fire Protection/Suppression           |                                | 1450 |  | 15,000.00  |  |  |  |
|         | ADA Improvements                      |                                | 1460 |  | 10,000.00  |  |  |  |
|         | HVAC Services                         |                                | 1465 |  | 25,000.00  |  |  |  |
|         | Appliances                            |                                | 1465 |  | 60,000.00  |  |  |  |
|         | Admin Office Renovation Needs         |                                | 1470 |  | 25,000.00  |  |  |  |
|         | HVAC Services                         |                                | 1475 |  | 25,000.00  |  |  |  |
|         | Equipment & Vehicles                  | 147520                         | 1475 |  | 50,000.00  |  |  |  |

|         |                                     |  |      |  |            |  |  |  |
|---------|-------------------------------------|--|------|--|------------|--|--|--|
|         | Relocation Costs                    |  | 1495 |  | 10,000.00  |  |  |  |
|         |                                     |  |      |  |            |  |  |  |
|         | Contingency                         |  | 1502 |  | 23,744.00  |  |  |  |
|         |                                     |  |      |  |            |  |  |  |
| TX 1-01 | <b>CHALMERS COURT</b>               |  |      |  |            |  |  |  |
|         | Erosion, Drainage & Landscaping     |  | 1450 |  | 20,000.00  |  |  |  |
|         | Washer Connections                  |  | 1450 |  | 50,000.00  |  |  |  |
|         | Common Area Improvements            |  | 1450 |  | 10,000.00  |  |  |  |
|         | ADA Unit Improvements               |  | 1460 |  | 15,000.00  |  |  |  |
|         |                                     |  |      |  |            |  |  |  |
| TX 1-02 | <b>ROSEWOOD COURT</b>               |  |      |  |            |  |  |  |
|         | Playground Improvements             |  | 1450 |  | 40,000.00  |  |  |  |
|         | Erosion, Drainage & Landscaping     |  | 1450 |  | 20,000.00  |  |  |  |
|         | Common Area Improvements            |  | 1450 |  | 20,000.00  |  |  |  |
|         |                                     |  |      |  |            |  |  |  |
| TX 1-03 | <b>SANTA RITA COURT</b>             |  |      |  |            |  |  |  |
|         | Parking & Drive Improvements        |  | 1450 |  | 100,000.00 |  |  |  |
|         | Repair & Paint Water Heater Closets |  | 1460 |  | 40,000.00  |  |  |  |
|         | Community Center Improvements       |  | 1470 |  | 25,000.00  |  |  |  |
|         |                                     |  |      |  |            |  |  |  |
| TX 1-04 | <b>MEADOWBROOK</b>                  |  |      |  |            |  |  |  |

|         |                                     |        |      |  |            |  |  |  |
|---------|-------------------------------------|--------|------|--|------------|--|--|--|
|         | Site Security Lighting Improvements |        | 1450 |  | 25,000.00  |  |  |  |
|         | Kitchen & Bath Renovations          |        | 1460 |  | 213,079.00 |  |  |  |
|         |                                     |        |      |  |            |  |  |  |
| TX 1-05 | <b>BOOKER T. WASHINGTON</b>         |        |      |  |            |  |  |  |
|         | Exterior Repairs, Siding & Painting |        | 1460 |  | 175,000.00 |  |  |  |
|         |                                     |        |      |  |            |  |  |  |
| TX 1-07 | <b>LAKESIDE APTS.</b>               |        |      |  |            |  |  |  |
|         | Kitchen & Bath Renovations          |        | 1460 |  | 50,000.00  |  |  |  |
|         | Screen Door Replacements            |        | 1460 |  | 35,000.00  |  |  |  |
|         | Security & Safety Improvements      |        | 1460 |  | 35,000.00  |  |  |  |
|         |                                     |        |      |  |            |  |  |  |
| TX 1-08 | <b>SALINA APTS</b>                  |        |      |  |            |  |  |  |
|         | Interior Renovations                | 145028 | 1460 |  | 200,000.00 |  |  |  |
|         |                                     |        |      |  |            |  |  |  |
| TX 1-09 | <b>GASTON PLACE</b>                 |        |      |  |            |  |  |  |
|         | Repair Walkway & Railings           |        | 1460 |  | 75,000.00  |  |  |  |
|         | Common Area Improvements            |        | 1460 |  | 15,000.00  |  |  |  |
|         |                                     |        |      |  |            |  |  |  |
| TX 1-10 | <b>BOULDIN OAKS</b>                 |        |      |  |            |  |  |  |
|         | Playground Improvements             |        | 1450 |  | 10,000.00  |  |  |  |
|         | Sidewalk Improvements               |        | 1460 |  | 10,000.00  |  |  |  |
|         |                                     |        |      |  |            |  |  |  |

|         |                          |  |      |  |           |  |  |  |
|---------|--------------------------|--|------|--|-----------|--|--|--|
| TX 1-11 | <b>THURMOND HTS</b>      |  |      |  |           |  |  |  |
|         | Community & Management   |  |      |  |           |  |  |  |
|         | Facility Renovations     |  | 1470 |  | 30,000.00 |  |  |  |
|         |                          |  |      |  |           |  |  |  |
| TX 1-12 | <b>GEORGIAN MANOR</b>    |  |      |  |           |  |  |  |
|         | Fencing                  |  | 1450 |  | 15,000.00 |  |  |  |
|         |                          |  |      |  |           |  |  |  |
| TX 1-13 | <b>GOODRICH</b>          |  |      |  |           |  |  |  |
|         | Guttering & Drainage     |  | 1450 |  | 20,000.00 |  |  |  |
|         | Fencing                  |  | 1450 |  | 20,000.00 |  |  |  |
|         |                          |  |      |  |           |  |  |  |
| TX 1-15 | <b>NORTHLOOP</b>         |  |      |  |           |  |  |  |
|         | Common Area Improvements |  | 1450 |  | 10,000.00 |  |  |  |
|         | Common Area Improvements |  | 1460 |  | 10,000.00 |  |  |  |
|         | Clean Window & Screens   |  | 1460 |  | 25,000.00 |  |  |  |
|         |                          |  |      |  |           |  |  |  |
| TX 1-16 | <b>NORTHGATE</b>         |  |      |  |           |  |  |  |
|         | Common Area Improvements |  | 1450 |  | 7,500.00  |  |  |  |
|         | HVAC Replacements        |  | 1460 |  | 50,000.00 |  |  |  |
|         |                          |  |      |  |           |  |  |  |
| TX 1-17 | <b>SHADOWBEND</b>        |  |      |  |           |  |  |  |
|         | Fencing                  |  | 1450 |  | 20,000.00 |  |  |  |

|         |                                     |  |      |  |                     |   |   |   |
|---------|-------------------------------------|--|------|--|---------------------|---|---|---|
| TX 1-18 | <b>MANCHACA II</b>                  |  |      |  |                     |   |   |   |
|         | Playground Improvements             |  | 1450 |  | 5,000.00            |   |   |   |
|         | Water Heater Replacements           |  | 1460 |  | 20,000.00           |   |   |   |
| TX 1-19 | <b>MANCHACA VILLAGE</b>             |  |      |  |                     |   |   |   |
|         | Exterior Repairs & Paint            |  | 1460 |  | 50,000.00           |   |   |   |
|         | HVAC Replacements                   |  | 1460 |  | 30,000.00           |   |   |   |
| TX 1-20 | <b>RIO LADO</b>                     |  |      |  |                     |   |   |   |
|         | Interior Renovations Kitchen & Bath |  | 1460 |  | 135,000.00          |   |   |   |
| TX 1-22 | <b>CORONADO HILLS</b>               |  |      |  |                     |   |   |   |
|         | Erosion, Drainage Improvements      |  | 1450 |  | 11,989.00           |   |   |   |
| Tx 1-27 | <b>SCATTERED SITES</b>              |  |      |  |                     |   |   |   |
|         | Interior Renovations                |  | 1460 |  | 20,000.00           |   |   |   |
|         | <b>GRAND TOTAL</b>                  |  |      |  | <b>2,762,568.00</b> | - | - | - |

## Attachment J Public Comments

From Tuesday, December 12, 2006 at 11:00 a.m.

**Comment: Will the 144 families at Thurmond Heights be given vouchers and not be displaced?**

Response: Yes. This is what happens when you develop a disposition package to be given to the U.S. Department of Housing and Urban Development: however many households are being occupied at the time the package is approved, for discussion sake it is 144 units, HUD will give a 144 vouchers that will be rolled into the agency's Section 8 program. The agency currently has 5,023 vouchers and doubled in size over the past ten years. Families will be able, with the assistance of the housing authority, take a voucher and find another home, condominium or apartment to live. Once the project is completed, they can bring that voucher back to the property and live. No families will be displaced.

**Comment: How does the rent work? How long is the term of the voucher?**

Response: The voucher program is based on a family's income and most likely will pay all of the rent. The voucher is indefinite. This is extremely preliminary.

**Comment: According to the language in your draft plan, under activity type, HACA plans to submit an application for the disposition of Thurmond Heights Apartments. HACA plans to solicit proposals from consultants to assist in the disposition, architecture, planning and redevelopment of this site. Then under timeline for activity, under Part A, actual or projected start date of activity is Spring 2007. That date is very soon. Is HACA saying it is willing to give more time for input and consideration or is the commission going to start the disposition in Spring of 2007?**

Response: The agency has started by going out with a Request for Qualifications (RFQ) for a consultant to help/assist with the Department of HUD rules and guidelines to make sure it is done and done properly. At any given time, after the due diligence is conducted or being conducted, the agency could turn around and say "no" and it will not occur. There are several points that will need to be addressed: (1) no loss of housing-one for one replacement; (2) secure financing; and (3) go through the City permitting/zoning requirements. Right now it is the understanding that the site is properly zoned. The agency is here for the residents it serves everyday and the agency has never loss sight of the residents. The action considered for Thurmond Heights will be contingent on a plan that makes sense. If it doesn't make sense, there is no reason to move forward.

**Comment: Can there be language placed into the plan that guarantees that HACA will continue to receive input from the residents and the neighborhood, I am a resident of Quail Creek? It makes more sense to have this in writing that HACA will continue to come back to the residents and explain the processes before the commission goes forward with any activity. I don't see this type of wording or safeguard.**

Response: This meeting is being held to solicit comments and if you can write your comments, your comments will be taken into consideration.

**Comment: The current residents may receive vouchers and may have to go far from their convenient location on N. Lamar which is near public transportation and everything else. As you know affordable housing is moving further and further from anywhere convenient. So, people move to wherever with their vouchers and you stated there will be unit for unit replacement. When I look at your plan, I see over and over places where there is an emphasis change from 30% below to 50 % below. Nobody else in Austin is aiming at the lowest income residents in this community. I don't know if you understand this, but everyone thinks this is the job of the housing authority. I don't why this should be just your job and I don't think this is right That is what the City thinks, the Community Development people think and the whole rest of the City is thinking. I look at this Plan and it is going from 30% AMI. There are chances year after year to place emphasis on 30% or below and the agency keeps talking about 50% and Welfare to Work which I admire and think it is great to support people who are going to work. But what about the other people that are the lowest income that may not be able to go to work? There is no one else looking out for them. You talk about unit for unit replacement, but is this replacement at same income levels? That is not shown in the plans and this is a big concern for the disabled community and the community at large. You also spoke to your responsibility to the residents and I think that is a great attitude that you should be responsible to your residents. And you have been much more responsible to your residents and to the community then it has been in the past. So, I give that, but it is not just your residents. There are others coming along. I assume the idea of Welfare to Work that people will move onto housing as they get jobs so they can be more self-supporting. So theoretically, they will move on out. New people will need to come into the programs. It's not just the residents. There are more people waiting to come. With no options right now. It's not just residents but people coming along. The lowest income Austinites are just being squeezed everywhere. To see them being squeezed here is just appalling. I would really like your Plan to address this better. There are many opportunities to target those at 30% or below AMI. There are very few if any that are checked and this is a big concern.**

Response: The Housing Authority assumes the responsibility. HACA understands this concern and has residents coming in on a daily basis. HACA also understands what is happening to the industry as a whole. The agency's challenge is to preserve everything that it has at 30% or below yet still look at what it is that we have and say what else can we do and should we? The agency should take a hard look at it. The agency understands its mission and the agency has not walked away from it and is not going to.

**Comment: Ann Theich:** I will be wearing two hats. The first hat is Ron Bolek, Principal of Wooten Elementary School. He was not able to attend and has asked that I read his email: Wooten Elementary has 45 students who live in the Thurmond Heights complex. We have been informed that there is a proposal to close the complex for redevelopment. Our staff at Wooten Elementary School is very concerned for the families and the children who will be displaced should the housing complex be closed, since the families who would be displaced do not have the resources to secure alternate housing. Even if they could find housing, it often means that our students, the 45 students at Wooten, would have to change schools as well, disrupting their lives further. We do not need a reduction in the inventory of low-income housing. What we do need

is an effective job training program for those living in low-income housing, so that Thurmond Heights is not a permanent destination, but rather a temporary assignment until training is completed. Until we build the capacity of the residents of Thurmond Heights, we will continue to see an endless cycle of poverty. We hope you will keep Thurmond Heights open for business, and that you will consider additional support services for the residents so they can secure better employment and voluntarily move to more permanent housing. Thank you for your consideration, Ron Bolek, Principal of Wooten Elementary School

**Ann Theich:** I am a member of First United Methodist and a leader in Austin Interfaith. I am also a retired public school teacher and live in the Quail Creek neighborhood that is five minutes from Thurmond Heights. I taught Language Arts at Porter Middle School for 27 years. Many of my students lived in subsidized housing. To be successful in school, students need a steady home, a place they know that they will be returning to for some length of time, a place where they will be fed, can study, can sleep, can have their friends visit—all these things that many of us take for granted for our children. Research about what makes student successful says over and over again that stable housing is crucial. It is my understanding the housing authority is proposing to dispose of Thurmond Heights, that is the wording used in the draft document. 45 elementary students currently living at Thurmond Heights attend Wooten Elementary, a very good school. You are asking the parents or guardians to uplift them and take them into a new academic environment. They will probably be attending elementary of schools where there are already a majority of low-income students attending, schools as Allen, Galindo, Ortega, Zavala, Simms, and Ridgetop. Those schools have excellent programs and staff. Their resources are already stretched by the many, many needs of their students. The Thurmond Heights parents and guardian also depend on public transportation to get to work. Thurmond Heights is within easy walking distance to Capital Metro's #1 bus line, one of busiest lines in the City. It is also within walking distance of a public pool, shopping, a public library and medical offices. I know this because I live within five minutes (ten minutes walking distance) from Thurmond Heights in the Quail Creek neighborhood off of Payton Gin Road. Thurmond Heights has won awards for its cleanliness, the excellent upkeep of its grounds and building, and for its active resident council. So if something is working well, why change it? We urge you involve the community of Thurmond Heights before you go any further. It sounds as you are planning to do that. Our institutions, those institutions that belong to Austin Interfaith, are situated in many of the neighborhoods that have public housing. These citizens deserve to be consulted before any further plans are made. Thank you.

**Angela Baker:** I am the co-chair for Austin Interfaith. Austin Interfaith is extremely concerned about the Austin Housing Authority's plan to demolish or dispossess the public housing project, Thurmond Heights, as the first phase of a redevelopment program for the city public housing projects. This project, Thurmond Heights, with the idea of mixed income has the potential of displacing 80% of the residents. There aren't 130 residences available in the surrounding community. To people who wish to remain in the community to move this number of people will exacerbate an already difficult problem for the lack of access to affordable housing. Austin Interfaith pastors and leaders believe that the Austin Housing Authority should step back from this process of redevelopment and encourage the participation (which I believe you said you talked about) by the effected residents, churches, schools and neighborhoods in this process. We applaud the Housing Authority for the recent development and improvements at Thurmond Heights that included and adding a police substation and painting the facility. These actions have greatly improved the lives of the residents and the neighborhood. We understand and acknowledge the lack of financial support from the federal government and that the housing

authority needs to develop more ways to raise funding. Destroying a successful housing project and increasing it with other facilities is not the proper means to raise funding for the housing authority. The housing authority does not fully realize the negative of impact on such actions on our churches, schools, and neighborhoods. Determining the impact on the means of participating parties would require further study and planning involved on all of the effected neighbors, churches and schools. The City has recently passed the affordable housing bond. Funding from this bond issue needs to be included in any discussion of public or affordable housing. Further, the housing authority should not behave like a business for a profit. It should act as an agency protecting the rights of the citizens to have access to affordable housing. Thank you.

**Stephanie Thomas:** I am with ADAPT of Texas. There are two points I would like to talk on. One is the affordability issue. I think you will hear a lot about that. As I said earlier, there is opportunity after opportunity in the 5-Year plan to target people at 30% or below that are not checked off. I really find this disturbing. There is an effort on deconcentration of poverty in the housing authority units which I think is a good thing. How about deconcentrating in the other direction. I think the housing authority needs to push the City to work harder to provide more affordable housing in other ways. Maybe put housing authority units in some of these trendy developments that they are doing all over town. I would be more that happy to talk more about this when there is not a three minute time limit. But I think that avenue of deconcentrating is really a better way to go. Even though I think there are some very good ideas about putting businesses in the front of Thurmond Heights if you do redo it. I think that type of thing is great. I am very concerned about the lowest income Austinites. There isn't enough housing by any stretch of the imagination and moving units so they will not be available to them is really a problem. The other thing that I am concerned about in the 5-year plan is that I don't really see any emphasis on trying to work with the effort on the national level and that the Secretary of HUD, Alphonso Jackson, wrote a letter to all the housing authorities directors, including yourself, asking that they participate in an effort to try to help people with disabilities who are moving out of nursing homes and other institutions to find affordable housing in the communities. Now, some people may think that nursing homes are somewhere to be and so those people should not be anyone that we worry about. We are talking about an industry that through the federal government talks about how you should go and do the sniff test-that is before you put your family member in a nursing home go ahead and do the sniff test. Do you know what the sniff test is? It is exactly as it sounds like-you go in and smell which ones smell better. That's the way the federal government tells you to choose a nursing home because that is the level of service provided in those places. And to think of that as housing is ridiculous, to think that this is a place people should be living in or is okay is not right. The Housing Authority of the City of Austin should be working on this and this should be reflected in the plan. I would be more than happy to share with you the letter you should have gotten from Secretary Jackson and I will you another copy just in case. I would like a copy of this letter given to the board members.

**Felix Briones:** I am a member of ADAPT and the Community Integration Specialist. I try to help people get out of nursing homes and relocate. The problem I am having right now is trying to find affordable housing as it is. You said that you would give vouchers to the 144 people (Thurmond Heights). How are these vouchers going to effect the vouchers for people who are trying to get out of nursing homes? That is what I am trying to find out. It is hard enough for me to try to find vouchers or a place for these people who want to relocate into the community. I know Thurmond Heights will be great, but these people coming out of nursing homes are coming out at 30% or under. Most of these people are on SSI which is \$603/month. So affordable housing for them is going to be \$200 at least. I know it will be a great thing for Thurmond

Heights to be built up. I don't know how long it will take, but I have people waiting in nursing homes who want to get out. But if I can't find affordable, accessible housing for them then they are stuck in that place and that is not a good place for anyone to be forced into. Thank you.

**Karen Paup:** I am the Co-Director of Texas Low Income Housing Information Service, which is a nonprofit, statewide organization. Our mission is to help families achieve the American dream of a decent home in a quality neighborhood. We have worked with public housing residents here in Austin and other parts of the state, as well as, in low-income neighborhoods especially here in Austin. I would like to begin my remarks by emphasizing we have a very good housing authority, here. The housing authority's properties are well maintained, the director and the staff have a commitment to the mission of public housing and the board of commissioners share that commitment, as well. The draft plan upon which you are taking comments today proposes to sell Thurmond Heights and provide vouchers to the residents there. In discussions with housing authority representatives, I understand this plan also involves redeveloping Thurmond Heights with retail and new residential. The direction of this plan has implications for this special sector of Austin's population which is served by public housing. This sector is a group of individuals and families with income below 30% of median income for Austin. While there are number of families in public housing who fortunately have higher incomes, public housing is the best option for families with below 30% median income. To alleviate all the income and circumstances of people below 30%, HUD tells us 24,000 households pay more than they can afford for rent and 21,000 of those extremely low income households pay more than half of their income for housing. Who are the families below 30%? Many of them are working, but very low paying jobs. For example, a family of three depending on a wage of \$9.00/hr could afford no more that \$480 a month for rent. It is easy to see how this family would pay more than half of their income for housing in the private market. Public housing is invaluable to these extremely low-income families. There is an even lower-income group served by public housing- people with disabilities and elderly who rely on minimum social security checks. As Mr. Briones has just stated, that the check is \$603/month which means affordable rent is \$200/month. Public housing is absolutely essential for this income group. Besides being affordable to extremely low-income people, public housing offers unique advantages over the Section 8 program which is what we are proposing to shift the Thurmond Heights residents to. Public housing is more likely to be accessible to people with disabilities. When Mr. Briones mentions of trying to find places for people with vouchers leaving nursing homes, there are not a whole lot of places that take Section 8. They tend to be in limited parts of the City and to be specific about limited parts of the city are those are the more remote parts, the more segregated parts of the City with fewer opportunities. Texas Low Income Housing Information Services has signed on to a joint letter which sets out safeguards which we believe are essential to assure that we will obtain before we start redeveloping public housing sites such as Thurmond Heights. In closing, I want to draw your attention to the final words of the joint letter: we look forward to meeting with you further to discuss the future of public housing in our City.

**Response:** As a side note-the housing authority is not selling. That was never the intent.

**Heather Way:** I am an attorney and the Director of the Community Development Clinic at the University of Texas School Law. We appreciate the opportunity to be here today in response to your request for comments on your draft Annual Plan in specifically to dispose of the Thurmond Heights public housing complex. I want to reiterate what Ms. Paup said here today that we are fortunate to live in a city with one of the top public housing authorities in the country as recognized by HUD. We appreciate and respect your commitment to the residents and to this

community. As you know and recognized this issue of public housing demolition is of enormous concern to our community. First because of the critical housing needs that the housing authority feels with its 1900 units of affordable housing where the residents make on average \$10,000 a year. And second because our community, the City of Austin, is one that really cares about affordability as indicated in the public's recent overwhelming support for \$55 million in affordable housing bonds. This is a community that cares about that we have no net loss of affordable housing. The community wants and needs to be involved in any planning process around the demolition of public housing and before any planning process is implemented. We need to know and be ensured that the housing authority can commit to some very basic public safeguards. We are here today to ask you to commit to these safeguards and ask that you incorporate them into your Annual Plans. There are sixteen community organizations that have signed onto a letter calling upon the housing authority to endorse these safeguards and incorporate them into the Annual Plan. These organizations include Austin Interfaith, Austin Tenants Council, Liveable City, Housing Works, the Charter Roundtable and several neighborhood groups. This letter was finalized just last week and there are many other community organizations that have expressed concern with the Annual Plan and expressed an interest into signing onto this letter, but the governing boards for these organizations were unable to meet before the deadline of tomorrow for comments. The primary public safeguards included in this letter are as follows: 1<sup>st</sup> -One for One replacement of affordable housing units at the same income levels. We ask and want the housing authority to commit publicly in the Annual Plan an equal number of replacement units onsite of any new development or in safe, desegregated neighborhoods that are west of IH-35. These units should be on a property that is child, family and community friendly and close to good services, public transportation and jobs. These units should offer rents equivalent to those offered to current tenants. We ask that you provide these safeguards in your Annual Plan. 2<sup>nd</sup> -The protection of your displaced tenants. Tenants should have the opportunity to be housed near the current housing and their schools, jobs and places of worship. They should be provided with adequate living assistance package and relocation benefits and provided with comparable replacement housing. And finally-the communication process. We believe and we are happy to hear that you do endorse that any plan to redevelop Thurmond Heights should be created through a comprehensive community planning process including the residents of Thurmond Heights and a broad range of community stakeholders. Thank you for the consideration of these comments and hope that you will incorporate the safeguards into your Annual Plan.

**Richard Troxell:** We appreciate you having us here today as this is a very important issue. I am the president of House the Homeless. We are 501(c)3 nonprofit organization and a volunteer organization. We have some specific things to say. 1<sup>st</sup>-we are one of the organizations that signed onto the statements of basic minimal guidelines with regard to this issue. We believe with the destruction of Thurmond Heights there is the destructive nature of relocation itself. This is a very vulnerable population. We have also talked here about the vouchers. The vouchers do not guarantee housing. They provide an opportunity. But in this closed housing market, they do not guarantee that someone will get into housing. It can be extremely disruptive for someone to schlep around the City of Austin and trying to get into and find an apartment that will match their voucher. This can be a long and debilitating process. There must be not net loss of housing. That is our clear bottom line-no net loss of housing. Mr. Hargrove has stated very clearly that is one of his goals. We, the House of Homeless, will not stand idly by if a decision results in anything less than for a one for one replacement. This is to be understood. People of income levels of less than 30% median family income or below must be protected. Their incomes must be protected and the amounts of when they transfer must be sync for sync. This is critical. These

are the points we operate on and this is occurring all over the nation right now. I sit on the board for the National Coalition for the Homeless in Washington DC-the very same scenario is being played out across this nation. The government has abdicated its role in terms of housing people that are poor in this country. This year 3.5 million people will face homeless. It is critical that as people leave the working class and fall out of a class, we protect these people all along the way. For the last two decades, the federal government has retracted its dollars by 75%. The few dollars that the Housing Authority is working with is making things really hard. Our cities, counties and states are not prepared for what is happening, but these people must be involved in the process all along the way, not just in the beginning of the plan but all way the way through the plan. We have heard indications of that, but it has to happen because the whole nation and what is happening around the country is changing, the whole paradigm. This housing authority, along with those across the nation, is being told that it must become self-sustaining on an economic basis. We have to be creative in what we do but we have to protect the people. We have to say no net loss of housing. We appreciate what you are doing to have this communication. Thank you.

**Fred Fuchs:** Thank you for being here today. My name is Fred Fuchs and I am with Texas Rio Grande Legal Aide. We have represented tenants in Austin and with our new service area from Corpus Christi to El Paso. We represent not only tenants but applicants. I am going to address four points today. First let me say, we are particularly concerned because this appears with respect to the proposed disposition to be a radical departure from the housing authority's mission to serve the poor of the poorest. Disposition should be approved by the housing authority board only if it will follow at least four principals: One, there must be one for one replacement of hard units with other hard units. Why is this significant? There are no new federal dollars for additional public housing units. Congress is simply not appropriating the money. If we lose the units they are gone forever. Two, there has been a significant loss already over the past few years of affordable housing units in Austin with income based rent. For example we lost 68 units when Grant Villa Apartments decided to stop its participation in the Section 8 program. Austin lost 60 units at Bergstrom Arms when it decided to stop its participation in the Section 8 program. Santa Maria decided to stop its participation in the Section 8 program. Austin lost 74 income based rental units. Southridge decided to stop its participation and the community lost 100 units of income based rental units. There is no other entity, as Stephanie Thomas said, that is going to serve the poorest of the poor other than the Housing Authority of the City of Austin. So principal number one- there must be one for one replacement of hard unit with another hard unit. Two-Replacement units must not further housing segregation and it must provide for accessibility that is required by the Fair Housing Act as required by Section 504 of the Rehabilitation Act. The Housing Authority must commit to that principal. Three-Replacement Units must be public housing units. That is they must be units with income based rent so that when tenants lose a job or lose social security disability that they then have an income rent adjustment so they still don't have to pay the rent like they would in the private market. I could tell you story after story of private tenants who were evicted because they lose a job and still have to pay the fair market rent required by the private market. Four-the housing must focus on families at zero to 30% of median family income. 30% of family income for a one person family is \$11,800 and for a four person family it is \$16,850. For 2007, SSI for an individual will be \$623 and for a couple will be \$924. Both of those families units are below 30% of median income. A women on TANF with three children receives \$240/month. A wage earner at \$7.00/hr working 40 hours a week with three children has \$14,516 of annual income. That is below 30% median family income. The Housing Authority must commit to continue to serving those families because no other entity is doing it. In conclusion, as Richard Troxell said, there

must be no net loss of hard public housing units. Thank you for the opportunity to submit the comments and written comments that I trust will be submitted to the board.

**Response:** Yes, they will.

**PJ Qolas:** I am a resident of Thurmond Heights. Most people know me and I thank you for coming. I have some questions, but I have several of them. So I will put them all together. I have some statements I would like to say and some questions I would like to ask. I would really appreciate if they could be answered when I am done. I am wondering if other plans were considered, I am sure they were, but I don't think they were considered well especially things that are not so drastic. I would think it would be required that not such drastic plans be put in front of or considered to be put in place. There may be other options. I have ideas myself. I have heard Mr. Hargrove had a wonderful idea that he explained in meetings over the past several years ago that I still remember. It was another plan and I was wondering what happened with that property-having businesses out front that would help support the residential units that was on the same property. At that time there was a place in East Austin that they were starting to build a new construction site and then they stopped. I would still like to hear about that. Could something like that be considered for Thurmond Heights as well? Which I think is what you are trying to do and this could be implemented without displacing so many people, temporarily or permanent. I would also like you to consider the location. Yes it is convenient and it is a godsend. For many of us that convenience is a necessity and not a luxury considering all the requirements that are demanded of us to do, the things to live there and to live on assisted income. A lot of people who have never ridden on a bus or relied on a bus, they have no idea what this entails and I am not saying it is all bad. I choose to ride the bus, I prefer to ride the bus. However there are positives and negatives to everything and one of those is to have a whole lot of time. I have looked into Section 8 and I find it unsatisfactory. At this time, I have not heard anything today to explain to me that it would be an equal replacement for what we have. There are no guarantees or comfort there and we would like to be considered for more ideas and input on any future plans of this. Thank you for listening.

**Juan Valadez:** I don't reside in public housing. I think the comment made that the public sector should be more run like the private sector is a real mistake. I think the private sector is about the bottom line, bottom dollar, how to make the most profit in the least amount of time with the least amount of money coming out of my own pocket. I think this is one of the things that is happening here today especially with Thurmond Heights. Unfortunately for Thurmond Heights, it is residing in an area that has been redeveloped and all of sudden developers come in and there are a lot of dollar signs out there. The "thing" that is in our way is all these people and if we could just get rid of this "thing"-just move these people, we will build a really nice place and all these other things. The reason I am passionate about this is because it is happening in my neighborhood. I live right down the street from Chalmers, Santa Rita and Rosewood apartments. I start to picture these things and all the families that I work with and my daughter goes to Zavala Elementary. Metz Elementary and Sanchez Elementary, all of these schools, we are talking about large communities, not just one. When you say it is just Thurmond Heights, then we will hear it is just Chalmers Courts and then Santa Rita. It is all of these others because all of these are in areas that are currently being developed by people because Austin and the City Council serves themselves to the developers who give them huge tax incentives. They see everyone in the neighborhood as objects. That all it is – someone with a number and if I can move them it is only one person. It is not only one person that one person is connected to all these other people. What I see that is happening is people are being looked at as commodities and these are

commodities in this room that we can exchange on any market at anytime for the highest dollars. That is one of the concerns. I appreciate the work of the housing authority that has been done. I reiterate what someone said before-we do have a great housing authority, but I think we stop-go from great to bad happens like this. What I want to do that anybody in here, community people, be considered to be a part of, not as an advisory council or capacity, but complete involvement, engagement in the decision making. When you say it is preliminary, every flyer I have seen has that demolition is the decision. If it is preliminary then why do we say tomorrow is the decision. I just want to make sure the community is not left out, again. I think you are doing a great job and I hope we can continue to have this kind of relationship and the opportunity to speak.

**Mark Rogers:** I have just a couple of things to say. No net loss of your affordable housing that we have is the good and the bottom line. I think we need to look beyond that. I have been developing affordable housing for about 13 years for nonprofit organizations like the Guadalupe Neighborhood Corporation, Blackland, Blackshear and so on. I heard 15 acres mentioned. 144 units on 15 acres, you are right is not the highest and best use so I am wondering why we are not looking at 250 units of affordable housing when it gets redeveloped. Off the top of my head, it is good for about 700 units zoned multi family 4. You can do a lot of housing there and why not increase the amount of affordable housing. Perhaps be creative as to how it is done, so it is phased in. The people that are there can move into new units before the old ones are demolished. You had mention of commercial use, at the same time I listened to the principal there talk about job training, well a good way to approach the commercial redevelopment is to create some job training incubators, small business and job trainings right there on the site. That may have been eluded to previously. So, I would just challenge you to say raise the bar to shoot for higher there is a minimum with no net loss but try to get more affordable housing there. If the housing authority is not going to do it, then Foundation Communities and other groups that exist in Austin may be able to create those additional units of affordable housing there.

**Ruby Roa:** I just wanted to say I support Austin Interfaith and Texas Low Income Housing Information Services and what everybody else has said here today. We look forward to working with you on a community-wide initiative that we were asked to come to the table. I thank you for the work you have done and look forward to working with you.

**Isabelle Headrick:** I am speaking on behalf of myself as a private citizen, but also as director of the Blackland Community Development Corporation. We are a nonprofit that provides affordable housing to 34 households, which is a very small number in Austin. Everyday, we at Blackland, turn people away because they can not afford our transitional housing program where the rents start at \$350/month including utilities. As you know this is an incredibly low rent rate yet we turn people away because they cannot afford even this. On the other side many of the clients that are leaving our program would be ideal candidates for the Section 8 voucher program. Yet the ways for getting onto this program are closed for years at a time. The tenants here that are fortunate enough to have a Section 8 voucher often times see their rent portion rise significantly sometimes this is due to a change in their income and sometimes it is due to bureaucratic snafus and it takes up an incredible amounts of stress and headache to resolve this for our tenants. I see this everyday. I am very concerned when you will be replacing housing units with Section 8 vouchers. I am concerned for those people receiving the vouchers will experience the same problems with them. Every once in a while you have a family that is homeless who obtains housing through the housing authority. I am here to tell you those people who get the housing would absolutely not be able to afford housing anywhere else in the city. Those units are absolutely crucial and I would really like to second what Mr. Rogers said that we

need not only keep the number of units affordable to very low income families that we have but to increase the number of units. I would like to finish by saying that in my office, the Blackland Neighborhood Center this morning, a homeless woman came in with her three school aged daughters. As I left, she was calling shelter after shelter. She was not able to find anything—nothing was available by the time I left building. So, I don't know if she was able to find anything to accommodate her. In this climate it is absolutely unacceptable for there to be any net loss for the lowest income and most vulnerable residents of this city. I urge you not to pursue this course action. It would be a great disservice to the people that nonprofits like Blackland serve, but would want to serve and cannot serve. Thank you very much.

**Frances Ferguson:** I serve as chair of Housing Works, which is a nonprofit association that brings together a wide range of perspectives, all cultural heritages, all four parts of town, employers, private developers, nonprofit developers, social service agencies, neighborhoods and others. We have come together around a vision of this city at a critical time in this city which is that if we continue on the trend of the last 100 years, Austin will double in size again over the next twenty years. In that doubling, we also face a time that we must densify our housing which of course you have recognized in your planning. However, at the same time, with that kind of densification comes the increase change of how we remain a city that is an equitable city as well as a creative city. To be equitable, you need a jobs-housing match. And of course, the housing authority has a unique public charge to help us as a city, build that kind of a vision. So those under 30% median, elder, disabled and those most in need, have a high quality home in a high quality neighborhood. Austinites have bound together around the bond issuance and have passed it around that vision. We have hosted three citywide conferences over the past year or two in which that vision gets voiced by people from lots of perspectives in the room. People are ready to accept a mixed-income city, mixed-income neighborhoods and mixed-income properties. And therefore, while I am very excited about the notion of developing creative redevelopment with the housing authority, I think the principle of no net loss of hard units is fundamental that is on housing authority land or in partnerships with others, but permanent public housing units, no net loss of hard units, in desegregated communities to help us achieve that type of vision for Austin. The housing authority has a unique set of financial resources: tax exemption, bond authority, income streams from HUD which admittedly are under attack and therefore the creative energy to think about redevelopment is essential. I do think it must be done in a way, especially now with the City so deeply engaged in rethinking of how to have density and affordability in all parts of town, transit area developments, downtown, neighborhoods that are inside the loop of 183, Ben White and Mopac that your area becomes more strategic than ever and the sites that you own become more strategic than ever. Housing Works has also signed onto this letter in effecting the concerns and is anxious in working with you to build that kind of vision for Austin.

**Rory O'Malley:** I am here on behalf of the Austin CHDO Roundtable which is a coalition of 26 nonprofit housing organizations that are working to address the affordable housing needs of lower income persons here in Austin that includes elderly person, persons with disabilities, and young families struggling to stay in housing on very low-income wages. The housing authority has done an outstanding job with the management of its properties, creating self-sufficiency programs, and helping families to move on out into mainstream and go onto homeownership. I also think looking at the creative use of assets like Thurmond Heights is a really good thing and can be very positive for our community. It depends upon what we end up with as the result. Do we have a self-sustaining property, do we have permanent replacement units not vouchers that could go away if Congress does not fund them? So it really does not provide a permanent safety net for the families who are currently there or future families that will need that housing. I

encourage you that as you go through this process to continue to take community input and to make certain that there is no net loss of permanent housing. As Mr. Rogers indicated, use the value of that asset and use all of the other opportunities in terms of tax exempt financing, bond issuances, tax credits and other forms financing. So lets do something where we crunch the numbers and come up with a net positive of additional affordable housing and sustainable on the long term. Thank you.

**Lori C-Renteria:** I live in the Chalmers Courts neighborhood. I am not a resident of public housing, but I have neighbors and lots of family and friends who have lived in Chalmers. I agree with everyone that we cannot afford to lose any permanent units. Vouchers are scary. I really think that Mr. Rogers' idea is doable. We had a project fall through, but the City of Austin is working with a nonprofit, shelter provider to be able to build a brand new shelter while the residents lived in the old building. Once the new shelter was built, they were going to knock down the old building to create the parking spaces. I really think there are a lot of creative collaboration opportunities that the housing authority should partner up with some of these other organizations that are truly committed to not only keeping the 144 units but maybe doubling or tripling the number of units there. I bet if you think outside of the box you can do it without displacing a single person. The other thing I noticed with a quick read of the plan that you are not selling the old housing authority administrative buildings in my neighborhood instead you are going to move your affordable housing corporation program in there. Those are kinds and ways of the usage of the buildings that we need. We don't need any more coffee shops and sprout bars, so we are very appreciative that you are keeping an affordable housing resource for our community members in the neighborhood.

**David Wittie:** I am also a member of ADAPT and I support what Stephanie Thomas said and also support Karen Paup and what Fred Fuchs said earlier. I crunched a few numbers very quickly here: the SSI monthly income of \$603/month equates to \$7,236 a year which is less than 15% of the median family income. That is not low, it is very, very low and I would welcome the 30% MFI myself. It is said that 50% and higher even up to 60 to 80% AMI are considered low income. That is astounding to me and increase of 200 to 300% for me. I strongly support affordable, accessible integrated housing. And the impact will be affordability and the question is for whom. I support poverty deconcentration and income-mixing. It is unfortunate that deconcentration has become to mean displacement. You would think in the wake of so many natural disasters, displacement would be a bad word. I think it is taking on a new meaning from that of the dictionary. I have many experiences in my lifetime with substandard housing, I have lived in affordable housing and I have lived in accessible housing. Where do the two meet? I have lived in a house where I could not get in the bathroom very easily where I would have to crawl. I have lived where someone would have to take me in/out of the front door which means I can not leave. I am basically imprisoned until someone comes over to help me. Others at ADAPT have had similar experiences and situations. But also, the people who work for ADAPT friends who live in some sort of substandard housing because they live on very, very low income. These are the people who are attendants- they come over and get you out of bed, help you get dressed. Attendants work very long hours and very hard work for minimum wage and they live in housing that they sometimes have to share with three people. They may not want to live with these people. I support what the public housing authority does, but I think you could do a better job.

**From Tuesday, December 12, 2006 at 5:30 p.m.**

**Comment: How much time do we have to digest this and understand the document?**

Response: We allow comments to be received until the end of December. There will also be another time to attend a public hearing on January 5, 2007 at 6:00 p.m.

**Comment: My name is Johnny Coleman I just recently moved to Thurmond Heights and I am scared.**

Response: Please don't be frightened. Nothing will happen in the immediate future. There may not be anything that will occur as there are many things that will need to incur such as financing. The agency will have to try to find a bank that will finance a project such as this. There is going to have be a process that takes place with the community in making sure that we can address all of the points of concern to them. HACA will have to address your concerns and all the other residents that live there at Thurmond Heights and you will not be displaced. Never ever under any circumstance as long as Jim Hargrove is the President & CEO of this housing authority will you or any other resident find themselves displaced because of action taken by the agency. Just know if the agency does something it may not look like it does today, but you will have housing available to you.

**Comment: When will the action start in a year?**

Response: At this point, HACA is not sure of a timeline. If anything would happen, it probably would not be until 2008. That would only occur with a tremendous amount of dialogue back and forth, if anything at all happens. At any given time it could be given up and the agency remain with 1,928 units. The agency could do this, but it would be remiss. It does have the land. You could look at Meadowbrook that has 25 acres-what could be done with that property? You could look at Booker T. Washington, it is a property built in 1953 that has 29 acres. How can we preserve the public housing with a one for one replacement and not lose any housing? By re-looking at how the property is today and put a new product on it. How can we put central air and central heat? How can we offset the utilities so the families that have three children can afford to run an air conditioner? There is a lot of discussion that must occur.

**Comment: When you talk about 2011 that each property must cash flow and pay for itself with whatever the HUD subsidy is or how does it cash flow on paper by itself?**

Response: It is our understanding there will be a subsidy attached to it, but we anticipate that the amount of funding will be drawn down just like it has in the past.

**Comment: So, right now these properties are cash flowing?**

Response: No, not necessarily. The agency is having to borrow from some properties to the others.

**Comment: My main question is that I draw disability and social security and I want to feel secure with this program-so where do I stand?**

Response: You can continue to carry on the same security that you felt this morning.

**Comment: How long are the vouchers good for if a resident decides to accept a voucher?**

Response: Indefinitely as long as HUD continues to fund the program-HUD continues to fund the program, HACA continues to house.

**Comment: Do you know how many units would be available at very low income to Zero income?**

Response: There are 144 units at Thurmond Heights now, so there would be 144 units available at 30% or lower. If looking into the future, hopefully there could be 300 units that would address 50% and lower. The thought is for those who work at the grocery store, the dry cleaners, and the bank tellers-the workforce of our community. The only thing that has been done is a very preliminary drawing that was done by an architect that gave an idea of what could possibly be done i.e. hike and bike trail, community center with a pool. It is a very nice plan.

**Comment: That would not make a resident like Mr. Coleman feel secure.**

Response: That is not necessarily true. Mr. Coleman, if he is living there, would have a voucher given to him and he would be assisted with finding a place to go live. In the event if the facility is completed, then Mr. Coleman could come back to live at the property with his voucher. Now, he would be living in a brand new property or if Mr. Coleman likes where he is living at then he could stay there. If I locate the 144 public housing units, Mr. Coleman can choose to live there. There will be several options now that will help him and other that live there.

**Comment: The new rent would be on 50% median income, if you don't have a voucher then you can't live there if you are under 50%.**

Response: The agency will do its best to make it work such as the ideas to have the commercial component. That is the idea behind creating other revenues-how far can I push the median family income percent down to.

**Comment: The property itself is going to have to generate revenue and sustain itself.**

Response: Yes.

**Comment: Following up on that idea, there are 144 units now and you need one for one replacement. To build out to 300 units, that gives you a little bit more, so what people are paying now- will those 144 units be at the same price range? Will a tenant be able to come back to their same unit at the same level of payment?**

Response: That is a good question-it is uncertain as to how much public housing can be left at Thurmond Heights. If all the public housing could remain or some portion of it, then it will.

**Comment: What else would you put in the complex?**

Response: That is the question and the hard part. Where does the other remaining subsidy go?

**Comment: Where do the poor people go, the very low income, zero income families that are below 30%? I think that is my general concern about this community in Austin-where do the poor people go?**

Response: The agency is very concerned about this, too. We don't have the answer to this question right now. This is only a preliminary investigation as to what potential the agency could do. All of these issues as to where will HACA place the families is not the discussion. The only fair answer is the agency can give you is that it does not know right now. Only after the agency has the opportunity to do the due diligence, then the answer may be it cannot be done. There is no way to serve the population the agency is currently serving and at the same level and still be able to do something different. That might be the reality of it, but unless it is looked at and investigated, the agency cannot tell you differently. So where do the poor people go-hopefully some place suitable.

**Comment: What is the process are you just taking question or will we be able to speak and is this being documented for a record? Is that now as people are asking questions or is it separate?**

Response: Yes, all the questions are being read into the records. The agency is soliciting comments and concerns from the public that is here. Those will be taken and reviewed and the Annual Plan will be assessed before it is given to the commissioners. We are trying to put closure to Thurmond Heights and to let everyone know that the agency is not tearing down the property tomorrow. This is not happening and the agency is just merely looking at the property. The agency will give adequate time if anything is to occur.

**Comment: Would it not be more feasible to sell Thurmond Heights and buy cheaper property and build bigger and better units? We are on a commercial line and it is super noisy at all times, trash comes through, lawnmowers, cars all night long? It is pretty radical there as there is a lot of crime.**

Response: Interesting question. If we could sell the property and turn around and turn it into something else that is new, bigger and better. During the due diligence process that may be something the agency looks at, but the agency is not in the habit of selling anything. It is a matter of the agency buying something, hanging on to it and managing it because everything HACA owns can be kept affordable as much as the agency possibly can.

**Comment: The next time you take an application, I want to see it moved to the Convention Center or to Palmer and that you have a ticket machine so people are given numbers. I don't ever want to see poor people out in the heat with their children waiting for hours. I think that is dehumanizing because we have enough public facilities where we can have people inside out of the elements waiting to do those applications.**

Response: Yes, those are points well taken and I have already discussed this with my staff and the agency will not do that again. The agency was overwhelmed. In defense of staff, by noon everyone was out of line and in the building and out. We did get them processed once the agency opened the line. However, I am now looking at a lottery system, ways you can call in and apply and various other ways. The agency does not want anyone to be out in a line with a newborn and agrees. The agency has to find a way that is fair and equitable to all who apply.

**Comment: As HUD has been decreasing funds to the Housing Authority have you supplemented with something else or are you taking the hit?**

Response: The agency is taking the hit. The agency is taking a closer look at how it does its business which is good. This agency has always been doing a site-based management since 1997. Maintenance was disbanded and placed out at all of the sites. Site managers are responsible for maintenance at the sites. Upgrades were made to the computer software at the sites so communication is done through the intranet. Also work orders and purchasing is generated into a central point and redistributed.

**Comment: So the question is you are not replacing the money from HUD?**

Response: No. The management is being tightened and making operations more efficient. At some point you cannot tighten it any further and you will begin to dig into the muscle. So far, HACA has been able to absorb most of it without any negative impact on the residents.

**Comment: I heard your percentages for effectiveness rate for the Section 8 vouchers program and one program that is extremely useful to folks with disabilities is the Mainstream Voucher program. I understood that you did not get it. Did you get the information or feedback as to why you didn't get these vouchers?**

Response: The agency did not receive any feedback and will have to get back in touch with you.

**Comment: I wanted to ask, since Bush has been in office, we have been seeing the funding and everything about HUD decreasing. So, I am wondering now that Bush is going to be leaving office is there an opportune time now that the Democrats are in Congress to revisit? I don't know what the role of your agency or the power or the availability it has to talk to Congress about what is happening at the ground versus what has happened to HUD since the Republicans have been in office.**

Response: President Clinton signed QHWRA and the Republicans have continued to drive the ship. There are variety of different things negatively impacting the availability of funding. First of all there is a raging war and variety of other issues that globally will negatively impact us today as we speak. It will not matter if it is a Democrat or Republican initiative that will make a

difference one way or the other. The problems are what they are and it is incumbent for this agency and community to look within to see how we can offset such reliance of subsidy from the federal government.

**Comment: I think you have to look at it that it is not a reliance on subsidy but our tax paying money. It is our money that we are paying in taxes and when you see them pork barreling the money. You made it seem that they are subsidizing and it is not our money that we are paying into.**

Response: We understand that it is tax payer money and the Housing Authority cannot lobby. However, the agency does go to Congress every March through a national association to educate the legislature with some of the issues housing authorities are facing. We are not sure what the administration, be it Republican or Democrat, will do that is much different then what you are seeing and will probably continue to carry out what has been going on.

**Comment: What is the relationship of Southwest Housing Compliance Corporation to the housing authority and is there any funding relationship?**

Response: Southwest Housing Compliance Corporation is a subsidiary of the Housing Authority. The Board of Commissioners oversee how those funds are distributed.

**Comment: Have they in the past used any funds generated to fund programs?**

Response: The revenue that is generated from that is used in the course of scholarships, Communities in Schools, A/B Honor Roll and Perfect Attendance and a variety of other community driven relationships and partnerships that the agency has within the community. The instructions given to staff are the programs are to work with the money earned through rents and the subsidies that the agency is receiving. In the event that the agency has to use some of that money, it could potentially be there. Right now what you are seeing is the housing authority has maintained the same level of police presence it had during the Drug Elimination grant that has gone away, you are seeing the same level of community interaction even though the ROSS grant went away and came back. So you have not seen any drop in services for this agency, but a lot of housing authorities across this nation have experienced because money had dried up and gone away. It is because of the entrepreneurial initiatives. The housing authority has gone out and created other opportunities and has made that money come back to this community in many ways. There are some in the audience who have already benefited from this.

**Barbara James:** I work with homeless folks. When I received this email indicating that a serious amount of public housing might be demolished and destroyed, needless to say I was very concerned because working with homeless people I know how people who are homeless get there. They get there when things like this happen. They are living on the edge to begin with and every dollar is important. We know there is a serious lack of affordable housing here in Austin. So there is a great concern that if housing is pulled out from under people they will have no where to go. I was really glad to hear you make the comments that you made because no matter what is done you are between a rock and a hard place. We've got lots of people that need affordable housing, very little stock, and now the federal government is certainly putting unreasonable demands on housing authorities to become entrepreneurial. It is a great idea in theory, but in reality a lot of times those things don't workout. So, maybe we can petition the new Congress. I have hope. I think a lot of people felt this last election was a real mandate to

turn things around in this country and to put people first. I think no matter what the City does with housing- you have some hard choices to make. But as long as you put people first and not one person becomes displaced as a result of doing whatever you have to do to keep the housing stock affordable and there. I think then you would have done a good thing. I guess my comment is to always put people first in this-imagine you are one of the people that are on the chopping block for your housing. How would you feel? If we can always put ourselves in that position of people who are going to be hurt by these things then we tend to make better decisions by doing that. The one thing that I do have is that I had the opportunity to visit Columbus, Ohio a few years ago and see some really exciting things they are doing in terms of public housing. You may want to take a look at what they are doing because they have done some extremely creative things out there with public/private partnerships and taking abandoned housing, of course I know that type of stock of that type of housing is greatly reduced in the past few years. I still think they are doing a lot of innovative and creative things out there that the City of Austin might learn from. Thank you very much and I wish the City well in their undertakings and challenges. I especially wish the residents at Thurmond Heights all the best.

**PJ Qolas:** I am a resident of Thurmond Heights. Thank you to all the residents and others who have come here today. Your presence is very important. Most of what I want to speak about is mostly questions to Mr. Hargrove and Mr. Teasdale. How many other plans were considered before this one that we are talking about right now? Are there anymore on the table that you are thinking about and do you have any more coming in that you are aware of currently?

**Response:** The only plan that is being discussed is at this point in time is the potential of Thurmond Heights.

**PJ Qolas:** Is there a more specific plan? I am looking in the five-year plan-that is all I have. Is there something with more information that I may be able to get a hold of?

**Response:** That is what the agency is doing at this point in time-the highest and best use due diligence. The agency does not have any of those answers for you right now. This information will be forth coming as all this requires time. This is the very initial scenario.

**PJ Qolas:** Something you stated earlier, “ must have a voucher to stay or come back to the residents if this plans go through. The residents would not be temporarily displaced that they would receive a voucher to go live somewhere else and could come back on that voucher or another voucher to come back with.” You also said it’s the same voucher program that’s in place. Well that doesn’t work for a lot of us. Do you think another plan might be acceptable?

**Response:** Part of that will be taken into consideration. As it is determined what the agency will do it will be shared with the public and more especially with the residents of Thurmond Heights.

**PJ Qolas:** You gave a good answer “I don’t know.” I respect that answer. Do you think somehow something might be considered to allow those in who cannot provide the finances or will there be extra financial availability to help support?

**Response:** All of this will be considered during the planning phase.

**Maria Arguello:** I belong to the church, Cristo Rey, and the community of Chalmers. The reason I came to public housing is because of illness. Today, I am very worried because I was made aware public housing was being demolished including Chalmers. As a resident, we are asking that when you demolish these apartments that we are taken to other apartment complexes and communities and given the option to return. We are given fair compensation for deposits and utilities and the cost of moving. We expect and hope you give us a favorable answer to these concerns.

**Marta Ramos:** I live in the Santa Rita apartments and have five children. My community is close to the schools that my children attend, the church that I am a member of and the clinic that we visit as well as my job. I don't have a car and do not drive. That is why it is important that when you demolish the apartments that we get to stay in the same community. If the reconstruction happens then the lease agreement has the same conditions and under the same economic levels. That means from zero to 30% income level. It is also important that we have the option that we can come back to our apartments.

**Lourdes Zamarron:** I am a resident of Chalmers Courts and a mother of three. As Ms. Barbara said many of us, if it were not for public housing, would be homeless. I raised three children, one is already a graduate of UT and two are in the university as well as myself soon to graduate. If it were not for public housing we would be homeless. This is why it is so important that the level of housing we have now is maintained. As you say you are right now in a very difficult position with the cuts from HUD, however, we have to remember Santa Rita, Chalmers, Lakeside are prime properties. Homes in these communities are selling for \$300,000 or more. So when you say we demolish and cannot build what we have or more is hard for me to buy. I think if you demolished we can definitely build what we have and more and also add so you can rent at 50% or less. I think it is important that we keep what we have and build one for one. Also, it is important that we also maintain the same leases and residents are allowed to stay in their same communities and have the option to come back to those apartments and to their communities. To close I ask that this happens because it can happen.

**Daniel Llamas:** I am glad to have this opportunity. My comments are based on the presentation since we have not read this and what I had heard. I also got the email and it seems like someone is saying fire. My suggestion is that as soon as you can create some type of timetable, even if it is a ballpark, like you said tonight that nothing would happen for a year. But I also heard there is a timetable of 2011 that HUD is wanting these projects/sites to be self-sustaining.

**Response:** That is the timeline HUD has established-the red flag. HACA is trying to prevent bigger and worse problems.

**Daniel Llanes:** My comments and questions are things you may want to look at as you go forward in January, possibly. So the best use-what are the criteria, goals; for the site-what is going to happen with each of the 19 sites. Hopefully you will develop a transition plan, a transition strategy, that includes what happens to the residents during construction, what is their return, and during construction if they are displaced how can they remain in their neighborhood and maybe within the site itself. An example is my neighbor next door who at one time had a small house and built a new house. As the new house was going up the old house was coming down, so he actually had a transition. Explain other revenue sources that is why I had the question for you earlier about as HUD is decreasing funds for the agency, how is the funding be replaced. You said it is not being replaced so maybe partnering with nonprofits and other

organizations that are not governmental can somehow or grant sources can replace that money if it is a possibility. So assuming that you have these 19 sites and the example of 144 units and expanding the property to 300 units, I would suggest that each site for the whole transition be designed that it could be self-sustaining. You gave the example of 144 units of affordable housing or subsidized housing and you put 300 hundred units as the previous speaker said then some of these places are in very valuable areas. If you went to 300 units then half of those units could generate the kind of income. If you have mixed income levels in there, the site itself could generate-the high income units could pay for the low income units as a formula. If you understand what I am saying, we are here to think creatively and how to do it. If you are given parameters, self-sustaining sites, the one thing that really needs to be avoided is displacement. For every affordable housing unit, we must replace it and it would be great if we had a target of 2 for 1. You have so many people waiting for this and it sounds like pie in the sky. I believe in creative thinking and figuring out how to do it. That leads me to the question-if there are to be self-sustaining units, what would be the range of the income levels for the various units? On an environmental point of view, the ratio of pervious to impervious cover as you build. For example, I am familiar with Santa Rita-there are yards. A property that has pervious to impervious mix could be completely a big block of apartments. The replacement of the affordable units, subsidized units, the example of the 144 units, whatever people are paying now, how will that be handled when the new units come in and some one comes back into it. Is the price going to go up, is the subsidy go along with that? Just posing as questions. I am proud to know this is the longest standing housing authority.

**Susanna Almanza:** I am with PODER, it is an environmental justice organization. We would like to say there is sufficient space at Thurmond Heights property to rebuild the units for those presently housed and new residents without displacing the current residents. Housing must be provided for at a one-for-one replacement and at the same level of rental cost. We must remember that Thurmond Heights was specifically located west of IH-35 following a federal civil rights lawsuit against the Housing Authority to desegregate the concentration of public housing in East Austin. Any plans to redevelop Thurmond Heights and any other existing public housing shall be created through a comprehensive community planning process including the residents of Thurmond Heights and a broad range of stakeholders. The units at Thurmond Heights must not be replaced with Section 8 vouchers. The Housing Authority must commit, as part of its disposition plan, to the development of an equal number of permanent replacement public housing units. Again, any plans to redevelop any low-income public housing must include the one-for-one replacement units and at current low-income rental rates. All redevelopment plans must include a comprehensive community planning process. The other thing we look Chalmers, Santa Rita and Rosewood and know that there is a capability of putting more public housing on those units because not everything is two-story or three-story because of the space available. There really is no need that you cannot have a mixed-use development at any of these sites without displacing the people that are there now. It all depends on how you build that facility like Daniel said if you move to the front you repair that and move the other people and so forth. There is no reason why you cannot create more units for more people. That is really important that you always have housing advocates, people who know about these rights, architecture and planning. So people are not told one story about/by the agency and believe that is the only way it can happen. It is just like any community, once you make those relationships there, then you are displaced. You are never displaced as a whole but one person goes here and one goes there. You break up the whole family, the church you went to, the doctor you went to, and the school your children went to. Believe me this is a very hard hardship. If the Housing Authority can work it and it can make it just and equal that is very, very important.

**Monica Rousett:** I am the vice-president of the resident council at Santa Rita. I came here to speak for all the residents there and for the other sites that they are talking about. I want to know when they rebuild these if we will have to pay a deposit for electricity again, will we have to pay a deposit to move back into the place, will we have to do just about everything we did to get in here-get the police records to show what has happened in the past? I just feel this is not right because maybe by that point some people won't be able to pay. Will our rents stay the same? Will it still be a community feeling, basically? I have been living in the housing authority for 10-11 years and it has been a great blessing. I don't plan to live here forever, but right now it is what I depend on. Like I said and other people have said before the churches are there, the doctors are there, the school is there. It is very hard to move from one place to another. I was at Meadowbrook and came to Santa Rita for three years. It's just the falling I have seen on my kids from moving place to place. I just want to know that if you say you go are going to give us vouchers and let us move back. I want to know that the promise will be kept. I want to be assured and the fact that I am going to be safe, my kids will be safe and I don't have to have any type of worries of where I am going to be at. At this point, I have no place to go, so I want to make sure as money wise that the rent will be the same- will it go up, will it go down, will I have to repay my deposit, and/or my electric deposit? That is all I have to say. I know there is a lot on your plate, but I do believe the residents come first.

**Ann Teich:** I am here on behalf of Linda Moore, president of the North Austin Civic Association, and I am also a member of the association. Ms. Moore asked that I read this letter. Dear Mr. Hargrove: Regarding the proposed demolition of the Thurmond Heights public housing project, in the NACA neighborhood. We are concerned the Austin Housing Authority has not met with the residents to inform them of the project and plans to give a Section 8 voucher has not been thought out very well. It is my opinion that there is inadequate vacant housing to accommodate 144 households in the area that is close to bus transportation and that would allow those residents with children to keep going to the same schools. Those with jobs in the area will not want to move very far away especially if they rely on public transportation. NACA believes this project should be postponed until there is a written plan to help the displaced residents find other affordable housing and someone onsite to help with what units are vacant and available that will accept Section 8 vouchers. We further believe this project should be done in phases so that not all residents are out hunting for housing at the same time. Sincerely yours, Linda Moore, president.

At this point I would like to personally ask of you and the commissioners. On page 31 of your draft plan, under the demolition/description of Thurmond Heights, 7A Timeline for Activity, I would propose the date of Spring 2007 which is rather a scary date. You had indicated that the earliest you may want to consider anything with Thurmond Heights is 2008. So I would suggest that the date be changed. Under number 2, where there is an X in the disposition box that there be languages placed there ensuring the safeguards that were described by many of the people who have spoken today- ensure a one to one replacement, ensure residents are allowed to stay if they want to stay, and that the development would be phased in so residents could stay if they wanted to be there. I would also encourage you as you think about creating streams of revenue through adding in businesses at any of the public housing that you actively seek businesses that are not just about the bottom line and that you partner with them in the proposed commercial development in any of the public housing areas. In other words, find businesses that have a social conscience.

**Fred MGhee:** I am here the capacity as a citizen but also as a person interested in public housing here and elsewhere. Thurmond Heights has a personal amount of residence. Back when Roxanne Chargois was the executive director of this agency, I started working for this agency at Thurmond Heights in the era of the older Public Housing Drug Elimination Program grant at the learning center there. For me, Thurmond Heights is a personal thing. I find myself in the position though, having seen you in your position for the last ten years, of wanting to help you. I hope you will take what I am about to say to you in the spirit it is given which is not to tell you not to demolish it or anything else. At this stage, I trust your management I think you have done a lot of things as the executive director and now as president and CEO that a lot of other people who manage public housing around the country have not done. So, I think you are worthy of praise for those things, but there are some things that I hope you will do and take into consideration. I am also going to ask you about Santa Rita at the end of my comments, of course. First, let's talk about Thurmond Heights, to backup what she said I think you need to be careful about having a written plan that people can consult and really digest before you go ahead and do anything. I fully support the changes she suggested you make to this plan. If I heard you correctly earlier, it seems what you are trying to do with Thurmond Heights and some of the other sites are to be economically self-sufficient and that perhaps a chance to get an increase of public housing if you do this as something of a mixed income community. Previous experience with this housing authority, I am somebody who participated in the Hope VI planning process for Chalmers in 1996 as well as what happened to the Allen Parkway in Houston. Prudence would dictate that this is not the real driver behind what is going on here. I think residents and citizens have the right to be skeptical. I think anytime they hear the words "mixed income" used in conjunction with public housing that the people who will end up screwed are the residents. For some reason other entities seem to make out ahead so there definitely need to be some protections written, legal protections, that allow these people to stay and commit you to allowing them to stay and so forth and so on. In other words a win-win, a type of negotiation that produces a win-win. I also think there needs to be a more realistic assessment as to what happens with Section 8 and the ability of people who receive Section 8 voucher to find a place to live in town- where, how and under what circumstances. That is something that really needs to be looked at. Also, a commitment in terms of your selection procedures for people-can they move back in once this happens? If they have felony convictions, if they have substance abuse problems, if they have erratic work histories are these going to be grounds for not allowing them to live even though they may have lived there for 10-15 years because this has happened elsewhere. So these are some things that I hope you will consider. Now on Santa Rita-will you commit yourself tonight before these people here that once my nomination to the National Registrar for Historic Places for Santa Rita goes through to using or applying for historic tax credits, federal and or state counterpart or other monies to try to save Santa Rita and not demolish it but take those original 40 units rehabilitate and keep it as public housing in perpetuity because it is historical in nature not because it is public housing but it is part of the history of the country? That's the question I have for you.

**Carol Swicker:** I am the Program Director for Front Steps. We operate a resource center for the homeless. I agree with what everyone is saying here tonight. My concern is mostly for the very low income or extremely low income. I was not completely clear on explanations from earlier. It sounds like anyone in Thurmond Heights would be guaranteed a place and I was not sure on the number of units for extremely low-income people being maintained. It sounds like there was going to be more a trend of 50% of area median income which is a very different group which public housing is serving now. Looking at the waiting lists and where the number of people on the waiting lists and the large percentage of the people fall into the extremely low income,

following the trend of 50%, would be a huge shift away from people who have zero income or who are getting by on \$550/month from Social Security. We have a lot of people at ARCH. We rely so heavily on getting are clients into public housing. For most of them, this is there only housing option. People who are applying for disability and are in the 2-3 year limbo where they have no money for housing. I understand, too, that we are only talking about 144 units out of 2,000. It concerns me, too, the precedence that this kind of thing would be starting and then it would continue through other public housing communities.

**Jennifer McPhail:** I am with ADAPT of Texas. I just want to reinforce what a lot of people have said about extremely low-income people. I was very concern. I understand that HUD funding has decreased over the years and I have been in the frontline and fought with them a great deal to have them move back in the right direction. The reality is most of us are extremely low-income and when we are talking about integrating us into the community, all of the supportive services that you mention for employment and getting loans to own your own home, that is not necessarily realistic for someone who cannot work or who has limits on the amount of time they can work because they want to qualify for Medicaid because they need attendant services to get them out of bed in the morning, in the first place. So, that does concern me a great deal knowing that recently my father passed away. It has been about a year and a half and he left a house. We have not been able to rehab it because neither me nor my sister, who by the way served in the Army as an MP, could qualify for a loan because I am low-income and she did not have enough credit history, neither did I. We didn't have bad credit. We had no credit. That concerns me, too, because when you talk about homeownership and supportive services for that kind of stuff. When you are talking about extremely low-income people, people are pretty much going to blow you off. Poverty is not profitable and they are not, for the most part, going to invest in people who are extremely low-income and are basically poor. We need to be realistic about that and the Housing Authority is the only option for many, many people who live in this community. There is a trend towards middles class even among low-income services. 50% of the median family income is way, way out of the reach of people with disabilities who are about 15% of the median family income. The other thing is I kind of skimmed over the report as I working and there is nothing in there about Olmstead and moving people into the community or any other responsibilities. If we are not going to have certain preference to moving people back into the community, then we need to find another way to afford them housing. The other last point, I think we have a unique opportunity in the partnership between you and the City to look at subsidy because all those support services are not going to need anything if you don't have a subsidy to pay the rent. ADAPT would be more than happy to help you with the outreach effort with the City to make sure that we don't forget about extremely low-income people.

**Danny Seanz:** I am with ADAPT. I want to follow-up with what Ms. McPhail said. I work with trying to get people out of nursing homes and while we have all the long-term support services available. What causes people to have to stay in these institutions is lack of housing. They are ready to go. Despite the name, they are not homes and people want to get out. We can't find any housing for them that is low-income and accessible. That's what really need because basically they are homeless and in an institution. So we need to have something that can come out and find a place in the community and live like the rest of us.

**Ron Craston:** I am with United Cerebral Palsy of Texas. I work with Mr. Saenz in trying to find a stock of affordable and accessible, integrated housing for folks with disabilities that are either trying to come out of institutions or in general in a crisis of having affordable, accessible and integrated housing. The issue with a lot of folks talk about Thurmond Heights and the one

for one, again, two for one would be better, certainly the City is generally woefully low in accessibility for people with disabilities and the extremely affordability issue. We need to at least double that ratio. I think at time there are those opportunities and there is always the challenge for ways for it to be feasible for a public entity to do so. Certainly cooperation with HUD, we will say the Secretary Alphonso Jackson put out a letter the need to address the Olmstead issue and making sure that folks with disabilities receive a preference for those coming out of institutions and into the community, we also need to make sure those folks don't recycle back into institutions. Like Mr. Seanz said housing is one of the hugest barriers and we must pay attention to details when it comes to accessibility. The housing authority has put out a weekly list of those who take Section 8 and unfortunately when the units are checked as accessible often times they are not accessible. I would be very concern when people try to use those resources available as it pertains to accessibility when people move from place to place that there really is that accessibility issue that we could rely on. Continue to coordinate with the state, TDHCA, as well as community based and faith based organizations as we have a necessity to do this together as it is a big challenge.

**No name given for the record.** I am in a unique situation and I am a Section 8 landlord. In the last few years, I have built more Section 8 new homes in Austin. We are for profit, but we do build true handicap units as well. What we have seen is the voucher side get cuts. As a business, the properties that you have, all these sites, if you can find a way in which to generate income and do it rather quickly you will fight the cancer. Everyone needs to understand you need to find how to generate income. If you don't find away to generate income on these sites then you are screwed.

**Liz Mueller:** I teach at the University of Texas Community in the Regional Planning Program. I want to say, first, I do appreciate the progress that the housing authority has made since you became the executive director. I remain impressed with how you turned around the management and the physical condition of the housing authority properties, ensuring that more units were available to those who need them in our community. I was especially impressed with how you decided to reverse plan put in motion under your predecessor to demolish under the HOPE VI program. You told me that you saw no reason to do this since they were solidly built and nowhere near the end of their useful lives. Instead, you aggressively went after funds to modernize.

I am here today to express my concern regarding your proposal for moving forward. My comments are meant to be constructive and I would be happy to talk with you further about them. My primary concern is that current residents of Thurmond Heights and other properties under discussion for redevelopment have decent housing, rents they can afford and in locations that will help them prosper. This is what I want for all HACA residents, current and future. It is critical for our community and it is the mission of public housing. I know that redevelopment of public housing has been a popular strategy elsewhere in the U.S. The existing research on how these projects have worked out though is mixed. There are two perspectives here: that of residents and that of the housing authority. For residents, the results have been mixed. Relatively few residents are re-housed in the new developments. Many are lost in the shuffle during the redevelopment process. We just don't know how things worked out for them. For others, vouchers turn out to be a good option. For housing authorities, projects can result in financial windfalls, or at least improved financial conditions, depending on the value of the land where housing is located and how it is redeveloped. But the bottom line for residents is that fewer units

are available citywide that are permanently affordable to them. This loss of units is very important. I think. While there are arguments for vouchers, and some may prefer them, there are also drawbacks to relying on them to house a much greater share of the residents. First, they are not permanent. The need to be re-funded periodically by Congress and as, we know, the political winds do shift and vouchers can be lost or new vouchers not issued which would be critical in this case or the rules changed in the ways that push the lowest income residents out. Rules changes proposed last year gave public housing authorities incentive to use them to serve less needy households. In contrast, a constructed unit remains available for 40 or more years, once constructed. Second, they can be difficult to use for decent housing in good locations. In fact, the landlords with the greatest incentive to participate are those who are able to charge more for their apartments through the program than they would get otherwise. It gets harder to convince the landlords with higher rent apartments to accept vouchers. And it gets especially hard for minority voucher holders to use vouchers in non-minority, middle class area. I've mapped where these vouchers are used here in Austin and can show you the patterns. Third, where will these additional vouchers come from? There is a waiting list now, and the lines are always long when that list is periodically opened up. No plan should be made that increases our overall reliance on vouchers substantially without assurance that new vouchers will be available for years to come. Finally, loss of units is also critically important because they are centrally located. The many residents who would not be re-housed in a new development would have a harder time finding housing that is as conveniently located. We saw the great difficulty faced last year by Katrina evacuees who ended up in far flung apartments, far from bus lines. For families who rely on the bus or share a single car, transit access is critical. I understand that you were motivated in part to think about this by a report done at Harvard's Graduate School of Design called "Taking Stock of Public Housing." My read on this report is that it calls for public housing authorities to change their internal bureaucracies so that they focus on better managing their properties and thinking more like real estate developers. In fact, the report goes to question the need for public housing authorities, seeing them as just like other affordable housing programs that could be run by private companies or nonprofits. Look at this real estate proposition, they recommend. Certainly better property management is a good idea. However, taking this to its logical conclusion is a losing proposition for current residents. Looking at the finances of each development on its own will always mean that the lowest income groups are seen as a financial liability to be minimized. This is part of the appeal behind mixing incomes through redevelopment. Allow the market rate apartments to subsidize the lower income ones. But that subsidy rarely reaches this low to extremely low. Another red flag was raised for me in this report when the authors claim that public housing authorities are serving the same groups that are served by other federal subsidy programs. Nothing could be further from the truth. Only public housing serves extremely low-income households. No other program is required to serve this group. The only way that programs like the low-income housing tax credit or housing bonds reach households below 50% of the median income is by finding additional subsidies or by finding residents with vouchers. In fact, recent data indicates that only 4% of residents of tax credit properties had incomes below 30% of the regional median income or extremely low income. Only 1.4% of projects built with multifamily bonds reached that group. So this Harvard report which I know really influenced HUD's current direction really seems to be about shifting who is being served by housing authorities upward to be a slightly different group. And that is our concern. We cannot afford to lose any housing that meets the needs of our extremely low income residents. From my perspective, redevelopment makes sense only if it both makes better use of the site and provides 144 new units of affordable to current of future residents. Then you will have brought us another 40 years of assured quality housing for those who most need it. If we can help you in some way at the School of Architecture and Planning Program, we would be happy to do so.

**Johnny Coleman:** I want to appreciate the fact that I am on housing. I am out of the military and I thank the good Lord that there is someone out here.

**Rosario Pera:** I live at Thurmond Heights and my husband is on dialysis. I am very concerned what will happen to me and my husband, as he is on his deathbed and there is no hope for him. He could die at any time. I have four sons and they go to four different schools. I can hardly sleep and have difficulty taking them to school. I do not have any family here and my husband's family does not speak to me since we were married. My husband is outside because he is weak. It is very difficult for us and I do not know how I will move around. There are other people at Thurmond Heights with similar problems.

**From Friday, January 5, 2007 at 6:00 p.m.**

**Comment: you are saying the reason you are evaluating now is because you are not getting as much funding as you used to get. Is that the reason you are doing the evaluation?**

Response: There is a combination of things that are coming together at the same time. First, HUD is reducing the funding. They are changing the paradigm-what use to happen the agency was given a subsidy and the agency distributed it out. If a property was earning as much as one then the agency had the flexibility (fungibility) to move the money around as necessary to ensure the needs of the property are met. HUD is now saying that property will have to be a stand alone. There is a management scenario that has changed, a funding that is being reduced and then you combine that with an antiquated inventory and a higher need of more people needing housing then it means maybe what this agency has been doing since the 1930's needs to be looked at.

**Comment: I am concerned about the condition of us being over here with people that do not have vehicles and are washing conditions are serious. You have to park it about four blocks away. Why can't we have a washeteria over here?**

Response: Good question-this will be marked down.

**Comment: There are more people here that are concerned about this-instead of walking.**

Response: All the units have washer hook-ups.

**Comment: Yes, there are washer hook-ups but there are no dryers.**

Response: There are clotheslines and washer hook-ups.

**Comment: You talk about having housing for 50% median income, but 50% median income does not address the poor. Most of the poor do not make over 30% of the median income and I want to know how you are going to address the poor.**

Response: The units the agency currently has address the 30% or below. If the agency goes back in with new infrastructure, the agency will do its best to have it at 50% and below because at one point it becomes a business deal. The agency's name will be on a note and it will have to pay for itself. So, that is going to be the give and take. It might come to a point where the agency cannot do anything. The agency may have to stay 1,928 units with a population that is almost doubling in size and the need and the demand that is growing and growing.

**Comment: Out of all the housing projects that I have seen, they do not look in disarray. They look like they are very well maintained and I don't understand why they need to be demolished.**

Response: Thank you for the compliment the staff works very hard. If you look at the highest and best use, you can see there are 15 acres at Thurmond Heights and all 144 units. There is also 2.5 football fields of frontage roads on Lamar that could be turned into a commercial site that generates a revenue stream which will offset the expense and bring the MFI down. So, what the agency is doing is to look at different ways. If the agency was to put air conditioners in and a mother of three who is on a limited income and has an air condition on. How is she to pay the utility unless the agency comes up with some way to generate a revenue stream to offset that expense. These are all things the agency is taking into consideration. The agency is not rolling in to say let's tear this site down and do something different. That is not it at all. It is a matter of how do we go about doing are business and if we have been doing this sine 1937, do we need to continue to do it?

**Comment: My only problem is when I try to help people find affordable housing now there is none to be found. They say it is affordable housing and when I am given a list to look at and call, it is outdated or they no longer exist.**

Response: Yes, understand the properties are at 80% AMI. The agency has been looking at this.

**Comment: I am not the president or vice president of the property, but a lot of people have been asking me questions. I know you will help us out and I have been telling them that Mr. Hargrove will help us. Everyone has this assumption that if you can help some of us you will and if you can't well there is the street and you will them go. A lot of people want to know what exactly is Mr. Hargrove going to do with this whole thing. I have been telling them he will handle the right way. You are being looked at here as the monster who is going to throw us out and I know this is not true.**

Response: No. Nothing could be further from the truth as I am not the enemy here. None of the residents will be displaced. It is not going to happen.

**Comment: I don't consider you the enemy, but I also do not consider you to be the patron. It seems to me and maybe I am looking at this wrong, but I have not seen a communication, negotiation –a dialogue not only with Thurmond Heights but of the other developments and the neighborhoods. Remember the people who live in these particular housing projects and I hate to say projects because they are basically their homes.**

Response: Yes it is their neighborhood.

**Comment: We do not want to see folks disbursed using vouchers because their churches are very much close to their neighborhoods, their schools are very much close to their neighborhoods where they have lived for an extended period of time. The biggest concern I have is the method you are using, the plan you are using, has not had any neighborhood negotiation/discussion or the housing projects themselves. It has just been this is our plan and we are running with it. I will have hearings so that we can hear your complaints, but this is our plan. Now what I would like to see that changed around to where there is more of the people who live at the housing projects negotiate with you on what this is going to look like and that you also reach out to neighborhood organizations where these housing projects are housed. And then talk to them about the needs and how we can address it. My name is Rudy Williams. I am the president of the organization of Central East Austin Neighborhoods. There are bunch of projects and those people are part of our neighborhoods. We want you to come discuss, not dictate, what we see as the need and address this together not from a top-down paternal approach.**

Response: The agency does not want to dictate and it is not the intent. At this point in time, please understand what the agency is doing. The agency is merely doing one year and five-year plan. When the agency has a consultant on board and the agency receives the study, based upon what the consultant says then at that time the residents, the community organizations and all other with some interest or vested interest will be brought forth and the discussion will take place. Never has there been the intent to not let someone talk nor does the agency want to dictate. That is not what is occurring, however, the agency has a responsibility to ensure there is suitable housing and the agency is going to be able to do and conduct itself in accordance with HUD and within the funding constraints. At the end of the day, these items rest in the middle of the president's desk and carried home every night.

**Comment: I am Linda Moore president of the neighborhood association that Thurmond Heights sits in-the North Austin Civic Association. I would like to say that if you redevelop Thurmond Heights we would like for you to do it in phases-not all at one time. We would like you to provide on-site housing assistance for those people who have to find another place to live whether that is temporary or permanent. Because having called a few apartment complexes in this neighborhood, I know there is not much Section 8 available housing-not nearly enough to accommodate all the residents from Thurmond Heights. They will also need some type of moving allowance and help with deposits to move to another location. I say this because I am real estate broker and housing is my business. I am pretty knowledgeable about what it takes to move and find another place. I would also like to suggest the housing authority have been communication with the neighborhood association and the residents here. We got no notices about the hearings that were going to take place. I found about these hearings through Austin Interfaith. That is not the best way to find out.**

Response: Yes, it is posted on our website.

**Comment: My name is Richard Franklin and I want to follow up on what Mr. Williams said. Could you give us a scenario where the project pays for itself and you mitigate the**

**devastating effects of having these people move out of their homes, away from their churches, away from their jobs and away from their schools? How will this look?**

Response: The agency could not tell you that right now. This has not even begun to be discussed.

**Comment: You say these projects are going to pay for themselves and all self contained. How would that look?**

Response: If the agency remains status quo, today there is enough money to manage the property. No argument. As time goes on, two wars raging, a trillion dollar deficit and any number of different problems taking place, it is reasonable to believe that funding from the Department of HUD will begin to be reduced below the 76% that it is right now. That is the assumption.

**Comment: My understanding is that you are going to have to create something that produces an income stream. So we are looking to sell the property out from or develop the property out front.**

Response: The agency will not sell, but will develop and manage the property.

**Comment: Is it possible to do it in phases without displacing the families?**

Response: As the consultant is brought on board, everyone will be brought into place. If phases is what needs to be done, then phases will be done. It will all depend on what kind of money the agency is able to borrow and what we can do. The agency is not doing anything to Thurmond Heights for at least the next two years.

**Comment: Is there a way you can communicate this to everybody in a different fashion rather than just your website? As you can see, there are a lot of concerned citizens here that do not have internet.**

Response: The agency will see what it can do. There is a newsletter that was distributed out to the residents yesterday. We will continue to get the information out there.

**Comment: Maybe you can do it in the local media like newspapers i.e. Nokoa, Villager as they did not receive notice.**

Response: The agency can look at putting something in the paper.

**Comment: Where is the board? Is this not a board of commissioners meeting and where are the rest of them?**

Response: Commissioner Kelly Roth is here and you will have to ask the others. One of our commissioners is sick and the others are not here.

**Deborah McDermott:** The comments already made are what I wanted to say.

**Hortensia Alaniz:** I have been the treasurer for Thurmond Heights for many years. I can't afford to move. I make 30% below family income. My job is close by and I have to take the bus to go to my job and to get groceries. I raised my family here. This is my home and my children graduated from Lanier. I will not move. I'll keep staying here.

**Rita Wanstrom:** I want to say a couple things. I appreciate everything that has been done for this housing authority since you have become the director and all of your staff. I think you happen to have done a fantastic job. I had been on the board for four years. Put up with all of you, but enjoyed every minute of it. I will say this that I believe the director is a good businessman and he would not approach this subject if he did not have a long range plan. People in Washington are pushing him now and we have to understand that. We are down here in Texas and they are up there in Washington. As you see all the people that are in jail up there, they are getting millions of dollars every year. None of us are getting netted as you have seen on television for the last 2-3 days. There is nothing we can do about it. I would say this to the housing authority do a pro-plan. That is draw up some drawings so people can see what you have in mind. If they can see there will be stores on Lamar and higher here in the back, I think this would help a lot. I am not sure-perhaps it will or won't. Nobody wants to move and Mr. Hargrove has just told you it will be two years before anything is done. So you have two years to get off of it and go for it.

**Rudy Roa:** I agree with Mr. Williams, Mr. Franklin and Ms. Moore. I would like to encourage you to continue to include people in the phases and to work with Austin Interfaith and the community not only at Thurmond Heights but also the neighborhoods as Mr. Frankiln said.

**Response:** That is the agency's intent and we apologize for the confusion. Once you get to know Mr. Hargrove, you will know he is a take charge type of guy and sometime he has to be caught by the shirt tail and he has been today. Mr. Hargrove and staff have listened.

**Diana Rodriguez:** I know that you have a lot of things that you want to do, but there are a lot of handicap people here as well. Some of them can't make it to meetings. The problem is there are not that many handicap spaces or ramps for people to get into their vehicles to begin with. A lot of times there is a lot of speeding and broken glass everywhere on Warbler Court. The mailboxes have been vandalized a lot-too many break-ins. A lot of people don't even bother to get their mail out of the boxes and sometimes everything is scattered all over the place. The language everyone is using out here is not good-real bad language, the worse kind from grownups to kids. There are too many people fighting and arguments. There are too many people firing weapons everywhere and somebody is liable to get hurt. A lot of people have animals and have no control over them because they just come in and anybody can get hurt. A lot of these animals are probably not even registered and there are too many animals being poisoned up here, too. I don't think this is right. People who have animals need to get them registered besides spade or neutered. There are a lot of handicap that if you need something come to the meeting and sometimes they just can't come because their families live so far and they cannot make it up here. That is why most of the time they want me to help them out or say something for them. There is so much speeding go on out here. There are no speed limit signs just speed bumps. There are a lot of people that leave their kids unattended everywhere. I don't think this is good either. They are going to the other side of the fence and there is a bridge that is not even complete and is very dangerous. There is a half bridge on the other side of the fence and a lot of water runs down the way. It is over by my unit. I think a lot of people from over at the trailer park are coming over and doing a lot of damage.

**Linda Lopez:** I live here at Thurmond Heights for almost five years. I have a little girl that goes to Wooten Elementary and she is in special needs. I would not liked to be moved as my neighbor are almost like family. We look out for each other and support each other. Are you willing to put in the plan to meet with the residents and Austin Interfaith every month or every other month regarding the study of Thurmond Heights because we would like to be a part?

**Willie Mae Walker:** I am not much of a talker. I call Thurmond Heights my home. I have been around for fifteen years and it is the only place that I think that I would like to live in Austin is here. I came here to improve it and a lot of the neighbors have seen it. I have bought carpet grass and take care of my yard. I think I did a pretty good job with what I had to do with. It takes money and I don't have that kind of money to do with what I would like to. I still enjoy it.

**Lourdes Zamarron:** I am a resident of Chlamers Courts. Mr. Hargrove you say in this plan that there will be a study for high and best use plan. In the plan we need to see more specific-what does that mean for highest and best use? For us, highest and best use is having a roof over our heads and being able to afford that is the best use of the property. We need to be more specific as to what this means. Also, if this is going to be a study and not demolition then it needs to be taken out. Like Ms. Lopez said, the residents and the community need to be a part from the very beginning with this study and also that we will be meeting with you every month/every two months or whatever it takes. We need to be a part of it if this plan is to be out on the table and not behind closed doors. It also needs to be stated that Section 8 is not an acceptable replacement for public housing. As you just heard these folks, affordable housing is not that accessible out there. Even if I had a Section 8 voucher, what likely scenario is there for me to find someone that will accept it. The other thing is that I still continue to refuse to accept that it cannot be a one for one replacement at 0 to 30% with additional units at 0 to 50%. As I repeated at the last public meeting, the Housing Authority owns some of the best prime property in Austin, Lakeside next to the Four Seasons Hotel and Chalmers. A property that went up for sale at Sixth Street and Chicon sold for \$1.5 million. There is prime property that can be redeveloped and the best use would be to continue housing residents at 0 to 30% and this needs to be in the plan.

**Audrey Nelson:** I don't live at the property but my mother does. When we applied for housing, we were afraid of where she was going to be placed. It is a blessing she is only 20 minutes from my house. I have been really pleased with this complex and community and I believe she has too. I am not fully aware what you plan to do but it sounds to me like it is a good thing. However, her being displaced, I still have children at home so my house is full and I cannot afford to add on. So, my concern is how long will it be for her to be able to move back in once you start demolition. I think that is a concern for everyone who plans to return. It does sound like a good idea and I would be willing to have that inconvenience.

**PJ Qolas:** I do pointed questions at you and I didn't mean to at tack you and I do apologize. I just want know to something and I am pretty distracted. I am grateful and most all of us are very grateful for the many programs that you have and provide. They are helpful to all of us. I am also grateful for the many self-help improvement programs and the patience that you have endured and that it takes for us move on with our lives. Things happen that interrupt our lives and it takes longer for us to move on and do things that we plan or like. It is certainly we would like to move on to help others who are in need. Thank you for the patience on that. I have a question on the plan and the changed plan it still has February 2007. Could you explain that to me?

Response: The consultant will begin looking at the properties at that point in time. No action will be taken on any of the properties.

**PJ. Qolas:** I would like to request a change of things on how things were done with the notification. Why is this last minute and why was it changed in the first place?

Response: The meeting times were posted before Christmas. They were posted at 6:00 p.m. It was also mentioned at the last public hearing. It was posted at the sites on the community bulletin boards and it was also posted with both the City and the County.

**PJ Qolas:** My apologies. Was the information given tonight available to us at any other time or place?

**Response:** It was posted on the website.

**PJ Qolas:** We don't have websites and we don't have access to those. Could that be changed in the future please?

**Response:** It is not something that has been posted real recently. The change was a result as to presenting the revisions to the commissioners so they understood what it was being change to-reflecting the concerns of the people at the public hearing.

**Richard Franklin:** I grew up in Detroit, MI during a timeframe when Motown was on the upswing. I say that to say this. The bottom line is economic. If we don't create some jobs, some industry of some type, then this thing will never stop and you can't get out of it. The cycle is going to continue. Is there a possibility that you can start looking at and not limiting yourself to the scope of investment possibilities as far as what you are trying to do right now, but create some type of industry around these areas like Motown? Motown created more millionaires in the inner city as it were the under developed, under served areas, then anybody else ever has. Those types of things need to be created right now. You have talent within the communities that is not being tapped. If you would like to talk about that further, I could sit down with you and talk about those types of things to be done. You have to create something that is going to get people to work and utilize the talents they already have instead of continually train people for jobs that don't exist. So maybe in the future we could sit down and talk about this.

**Rudolph Williams:** Listening to the shy ones over here took a lot of bravery for them to come out and can you imagine how many people haven't come out. Can you imagine the number of people who are not even in housing situation? I think it was five months ago at the Millennium Theater that there was 1,000 to 1,600 people waiting outside looking for some type of housing assistance. I think my wife was trying to convey to you that the emphasis on vouchers is the way the Housing Authority is going. I saw emphasis on the voucher program on the slide show presentation at least 3-4 times. It is not a reasonable substitute. Understand that the poorest of the poor because we are in Austin are a large number of people and they have to be the focus of the Austin Housing Authority. They have been the focus of the Austin Housing Authority and should remain the focus of the Austin Housing Authority. If anything increase capacity for the poorest of the poor. Right now, you are the only game in town. So that means, vouchers are not going to get it for them. Those people that can make a little better income maybe if other

agencies and the Austin Housing Authority find ways of increasing homeownership. There used to be a time when the City had a dollar program for a house. You could buy a house for a dollar and you just paid for the refurbishing. It was a good program and it disappeared. There are variety of things that can be done for those people who are the 50% bracket or 80% bracket other than pushing out the poorest to accommodate for people who may have better income. Consider the number of people that when you do this really, really only have one option and that is the Austin Housing Authority before you decide on your changes. Make sure that you communicate and that you negotiate not just communicate not just telling folks what you are going to do, but to negotiate with the people who live in these housing projects as well as the neighborhood organizations because East Austin is being inundated and a variety of other upper income housing developments. And that is forcing poor people out. So there need to be better options, newer ideas and I do not think the ideas that have been presented to the board today are new. I think they are the same old thing that we get from the City, the County and the Austin Housing Authority. There has to be a better way of insuring that poor people can live in their neighborhoods, can work close to their home and that will only come through honest communication and negotiations with neighborhoods. That has not happened.

**Fred MGhee:** I have a lot to say. First I want to commend you Mr. Hargrove and thank you for listening from the last meeting. I didn't think so at first. I am glad to be here, again, at Thurmond Heights where my association with this housing authority began eleven years ago. I used to after school babysit the infamous twins. They were wonderful students of mine. I am very happy to be back and this place holds a near and dear place in my heart. I do have some comments. I also want to thank you specific for having Bobbi getting in touch with me. I have been in communication with her regarding the Santa Rita nomination and I am in the process of identifying money for you. We are working that one out and there are other things out there that pertain to this. Some things that I would like to suggest to you. I want get back to say thank you for listening and for changing page 29 of your draft plan and including some things although I do see you took out the scattered site language well at least it is not on the sheet that you handed out. Other things that hopefully can be negotiated and that tiers off of what other people have said such as things like a right to return, no demolition until the residents are taken care of-those kinds of things. The two points I want to get across in the limited time that I have are 1.) I hope that you will commit to allowing a community consultant to doing its own highest and best use assessment. I offer my skills as well as the skills of others that I know. All that I ask of you is that you make the data available that you make to your consultant to the community consultant who will conduct community assessment. Hopefully those two then can be genuine positions of negotiation that can then be reconciled to produce a very good document that results in good public policy for the City of Austin. 2.) Regarding your intent, you have referenced intent several times in response to questions of people that have had here. I have in front of me here an editorial from the Austin American Statesman from the 23<sup>rd</sup> of December titled What it takes to preserve "affordable housing." The Statesman Editorial Board, my opinions I will set those to the side, echo what Mr. Franklin said in terms of why does the Statesman know this and why not NOKOA, the Villager and the other East Austin based newspapers know about this? I don't know if you have met with them, but there are some things that they say that I hope you will be able to clarify. For instance, although residents of Thurmond Heights on N. Lamar Blvd north of Research Blvd would be displaced during demolition. They would get help from the authority to relocate. Hargrove stated firmly that he would not displace any families under the proposal. That is a noncircular. You cannot say they are going to be displaced and Hargrove say they are not going to be displaced. Do you see what I am saying? There is confusion in the minds of people and the Statesman needs clear direction, clear guidance as this process unfolds hopefully

from you about what is and what is not going to happen. And where there is still openness with things still up in the air-let them know that as it is somewhat equivocal. Those are the two points that I wanted to get out there. A community based highest and best use assessment that goes beyond standard real estate appraisal doctrine in addition to the one that you are going to get from your consultant. This is not rocket science. It has been done by other housing authorities. I can pretty much predict what you are going to get. It is just details that matter and I want to assist you with that. Thank you.

**Manuel Ancira:** I would like to say a little bit. There is a lot of unused land in the middle over here. Some of the children go out there, but it is not that often. They are hanging out by the trees and up and down basketball courts. I am thinking I am going to be architect and maybe with help from civil engineers we can work something out. Would the front part be developed to business?

**Response:** It lends itself to a commercial development.

**Manuel Ancira:** That means the front area would be demolished and the back area would still be upright.

**Response:** At this time, we don't know what that is. We could sit here with a cup of coffee and ask ourselves what could we do with Thurmond Heights, what could we do Booker T Washington, what could we do with Meadowbrook and what could we do with Lakeside. That is all that has taken place. There has been nothing that has been drawn up and put in place as to this what is going to happen.

**Manuel Ancira:** If it does happen, there are still plenty of areas that we can put housing in here that way they wouldn't have to be thrown to where ever or vouchers like the other gentleman mentioned.

**Karen Paup:** I wanted to go back to some of the comments that we heard earlier this evening. Ms. Wanstrom said that she believed in your plan and I agree in believing in your good intentions of Commissioner Roth and the other commissioners who are not here this evening. I am more comforted by seeing something beyond good intentions and that is the commitment to study this issue rather than precede ahead so the specifics of the plan can be laid out for the community and everybody will have the opportunity to comment on them and have input and hopefully come out with an improved version of it. In other Texas cities in Dallas and Houston, the cities that are larger than Austin, where they have under taken redevelopment have come up with fewer public housing units. So I think it is very important to study this issue before going ahead with this. I just saw the substituted language and I was a signer on the coalition on the letter so I can comment for the coalition. But there might be some points to be added on one for one replacement to add with hard public housing units. On the primary mission to add a clause as a housing authority because I share the concerns about highest and best use. Highest and best use is a real estate term about maximizing profit, but a public housing authority's mission is about maximizing the opportunities of the residents. I would like to see Fair Housing concerns-there are two concerns with the units. One is the people who live there now and what happens to them and the second concern is what that resource represents to us in the future. The wording currently addresses the current residents but I am also concerned about things like Fair Housing that are longer term issues for our city. People have mentioned being involved in this process and I would mention that you suggest the word apprise which means just letting people know to

“will be consulted with.” I think this is what some of the residents and Austin Interfaith have asked for. There is one other concern. The redevelopment of Thurmond Heights and any other property is such a huge concern that it has drawn most of our attention, but I have heard from residents about flat rents and how the amount of flat rents has changed. We have not had time to go into that this evening, but I would like to point out that this is something I have heard about. Thank you.

**Ann Teich:** I spoke at what of the first hearings and at that time I read into the record some comments from the North Austin Civic Association. My name is Ann Teich and I am a member of the North Austin Civic Association and a leader with Austin Interfaith. At this point, I would like to read into the record again, and I have copies of these emails that I would like to give to your staff to be included in the public record, comments from Ron Bolek, principal of Wooten Elementary where 68 students from Thurmond Heights attend. He said I will be out of the area with my family and I am sorry I cannot attend the Housing Authority meeting on Friday. I have since received a revised figure of 68 students who attend Wooten. This is their school and it is an island of safety, security and learning in what is often a troubled world. They need the consistency of regular attendance at their home school and moving them to new locations throughout the city would hurt them educationally. I hope the Housing Authority will reconsider the relocations and consider ways to build the capacities of the residents so they can plan for a better future. He says in his email you may quote me if you wish and I just did.

I am a former educator retired after 27 years here in the Austin Independent School District and I can heartily echo what he says about consistency of housing for students and that affects their learning. Thank you.

**Amelia Cubello:** On the Annual Plan will change the words to study Thurmond Heights instead of applying for disposal of Thurmond Heights.

**Response:** That is not part of it. On the sheet that says changed to “HACA will retain a consultant.”

**Amelia Cubello:** I did not hear the answer to what Ms. Lopez asked you-letting us know what is going on with Austin Interfaith and us having a meeting with when you are do the studies.

**Response:** The agency will take that under advisement.

### **Comments from the Public Hearing January 11, 2007**

**AnnTeich:** I am a member of First United Methodist Church and Education Austin and a leader with Austin Interfaith. Austin Interfaith is a coalition of congregations, schools and unions, many of whose residents live in public housing. At the first HACA hearing in December, we spoke and asked that you table the issue of redeveloping Thurmond Heights and study its impact on the congregations, schools, neighborhoods and families in and around it. We thank you for listening to us and making the changes we asked for. We wanted to reiterate that all affordable housing in Austin remain affordable and the current communities remain intact. We want children to stay in their current schools, adults be able to keep their same jobs, and families stay together. We applaud the efforts of the other organizations that are working on this issue. As

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form HUD 50075 (03/2003)

Austin Interfaith, we would like to meet with you as you study redevelopment across the city and have you consult with our institutions on the impact of potential redevelopment plans. Thank you.

**Jeff Jack:** Ten years ago I was president of the Austin Neighborhoods Council. I was on the CAN taskforce that wrote the report “Through the Roof”-a study of affordable housing issues in Austin. One of the important points of that study was to retain the existing affordable housing that we have in the city. Ten years later, our city’s crisis on affordable housing has only gotten worse. The loss of affordable housing is a pandemic in our city and it is not just with regards to public housing. I want to give you an example. I am also president of the Zilker Neighborhood Association where the Goodrich Place housing project exists. On South Lamar, we just had a zoning case. 141 affordable housing apartments, on South Lamar, the neighborhood objected to being rezoned to build high-end condos. The City Council against the recommendation of the neighborhood has approved that project on first reading, but it’s not the only one. The South River City Neighborhood, we had 127 units that are affordable housing now rezoned to build high-end condos. The simple fact of the matter is much of our low-income affordable housing market in this city is being colonized for the rich. So as the market housing goes away, it becomes even more important that the housing authority maintain its housing stock. As president of the Zilker Neighborhood, we are particularly concerned about Goodrich Place in the future. In your description of activity, I am pleased to note that you indicate highest and best use is going to be looking at compatibility requirements and neighborhood concerns. We are very concerned because that particular piece of property is zoned MF3 in the midst of single-family residential. Right now, it is duplexes that fit in with the neighborhood quite well. But the City has used that zoning case to upzone other properties SF3 around it. Not even acknowledging that it is single-family scale housing. So, we want to be very careful as you look at redevelopment opportunities that it is compatible with the neighborhood plans and compatible with the adjacent neighbors. I urge you to take an overview of what is happening in Austin. You have indicated here you are looking at a one to one replacement. It’s not enough that should be the minimum. We should be looking at the fact that affordable housing has become even more scarce every day in this city. The housing authority should endeavor not just for one to one but to maximize the opportunity of the property owned and to put as much affordable housing as possible. I appreciate it.

**Genaro Hernandez:** I might not be a stranger to you because I have been president the resident council and the citywide. I just want to remind you that these developments are not projects. I have corrected the president of Huston-Tillotson about that. We have been calling these developments- “community development.” It is not projects anymore. I hate for people to use projects We are not projects anymore. So lets quit using projects. The other thing about this here I am hoping it is the same thing when we started Rosewood. Rosewood, we started it with the same ideas that are being brought to Thurmond Heights, and I am hoping those same ideas are still put. If they are then I am behind it all the way. As long as the residents are not displaced that was the way it was when we started it. As long as the residents are not displaced should be kept in mind. Now, I know there is a lot of stuff that is done behind the wall, but I brought a gift to you. You used my slogan and did not even invite me to the party for the last Family Self-Sufficiency deal: Shooting for the Stars. I am hoping we will be able to work this out and make everyone happy. The plans that we had in place in 1995- I hope there still in place.

**PJ Qolas:** Thank you for everyone being here and Mr. Hargrove for being at all the other meetings and being the target and taking all the arrows. I do respect you greatly although

sometimes I am a major flinger of said arrows. I do respect that and appreciate you facing everyone that is angry and everyone else appreciates you to. Thank you board for being here today. Yes, about the plan at Thurmond, I am very unhappy about that and a lot of us are. The proposed plan, we are asking that you vote no as is, and we are asking you to vote no as are the changes that are proposed. Frankly, the whole thing stinks. And we ask that after you vote no today, to please set up a committee that meets with the residents that are representing the residents and advocates that represent residents' interests. Collectively we agreed and asked you that you consider Austin Interfaith as the advocate for us as well as all the other ones that are here. Thank you to all the other ones, neighborhood associations, so on and churches. Could you please consider allowing us and yourselves please attend said meetings. Please. The problem with the proposal as it is it does not fully comply nor hold an accountability of the full process of moving people out and moving back in. Quite honestly, I think it is a good plan to an extent that I understand that funds are lost. We all understand that funds are lost and needs to be found somehow. I do like the idea full circle of having businesses upfront and employing people and helping us to provide workforce centers to so we can provide ourselves more to work towards self-sufficiency. I do think there could be a better plan made and more good ideas are required. I have another question, this here that is up front, I read it quickly and normally in the Five-Year plan there are boxes marked with an "X" for "yes" or "no." There are no x's on it- why is it up there or why are there no boxes checked and being considered?

**Response:** The Board is accepting public comment and not a question and answer session. You may ask staff afterwards who can explain this to you or after the public session when the board responds to everyone's public comments and the board may be able to clarify this for you.

**PJ Qolas:** So the proposal that has been given today is what the board will decide on today? I have read through this briefly and I will still ask the board vote no.

Zahra Heydarzadeh ceded her time to PJ Qolas.

**PJ Qolas:** Again the proposal, as it is, we understand that we need to make money. The plan with the median family income would be a good one, however, the plan also does not consider the fact that it is not planning enough units for people to move back in. It is not considering the people who are ten thousand on the waiting list. I think that when it is rebuilt that it should have more units in it, definitely a whole lot more units especially if it is going to make a lot more money. Included in the businesses upfront and the workforce center, I think a laundrymat is a good idea for revenue and to meet the needs of the residents. I think when the moving considerations are being thought through to remember the hardships and disabilities of people that are not understanding of what is going on- the hardship of moving even though they will have help, they will have to move twice at a minimum and all the costs involved with that. There is family stress involved. It's not just the individual by any means. I think a good idea would be to build a unit with x number of units, whatever that is, move these people one time that will cut down the cost of moving because it is a much shorter distance. Then demolish the ones that you want to tear down. In fact, I agree it does need to be torn down because the sewer system is awful. By the way here is another wonderful idea that I have been thinking out for many years is that part of the lease agreement when people move in should be educated about their lease and add education on sewer systems. Many people are uneducated about sewer systems for various reasons and they have not been raised that way. Us, as Americans, grow up knowing what you do and don't do in the sewer system and what you do and don't do with the sink and the toilet. We just know that. It's second nature without realizing that conscientiously. Many people move

from uneducated and no sewage area countries that just don't have it and there are language barriers where there are cultural differences and they have not been acclimated. They may be moved somewhere else before they get to housing but they still have not been fully acclimated and educated in that area. I think that is why we have a lot of problems. I think a new sewer system should be required for health and necessity and a lot of us would like to see this on our lease and make sure people are tutored about their lease and understand all that is involved that is going to a new plan. Please consider that.

**Gavino Fernandez** (note Cruz Barron ceded his time to Mr. Fernandez): Good afternoon and welcome to the barrio. I am the coordinator of Concilio, the coalition of Mexican-American neighborhood associations. I am speaking to you as LULAC deputy district director for District 7. We are here basically to support, not speak for the tenants/residents that live in this facility, we are here to ensure they are treated equitably and humane. We are here to ensure also that this organization does not stray away from its intent, purpose and mission that are inscribed in your bylaws. Many political subdivisions because of the issue of revenue have sometimes become very greedy. The language that you use in the item that you are considering today, you have a word that says redevelopment. A lot of times that redevelopment equals to displacement. So we need to be very careful how we address and approach the inventory and the mission you are asking for here. We need not forget that these properties are already owned and we need not forget that the reason these properties are here is because of the needs of the people. We are not here to leverage and to become entrepreneurs or to benefit or profit at the expense of the people. I understand there is a need and an economic challenge. In speaking to Mr. Hargrove the day before yesterday, I understand there is already existing practices entrepreneurship i.e. development. I strongly suggest to you like I suggested to him because of the high need of additional affordable housing. We have 11 tracts of property along 4<sup>th</sup> and 5<sup>th</sup> streets that is Plaza Saltillo. We have advocated to that particular government subsidy and the city council that if they are truly sincere about affordable housing that this property be used to develop public housing and in this property that you also have the opportunity to insert some economic development opportunities. Again, as a nonprofit and a public political subdivision, you cannot have your cake and eat it to. That has been one of the problems/concerns with I have seen working in government. The government wants to be the tax exempt government yet wants to act like the private sector. You can't have both and there is some give and take. Again, I strongly encourage you to be conscience of the human effect of any plan that you put on the table is going to have because a lot of these homes/facilities have senior citizens in these places. The displacement is not a very exciting experience. We already have these perceptions that if you live in these facilities we own you and therefore they are limited in expressing themselves. I used to live at Akin, a Section 8 facility, and the type of treatment you get from management at these facilities tends to convey that unfortunate message. Again, we strongly urge you to be very cautious as you proceed with this process and that we look at creating, Austin is growing, the federal government is growing, and constructing more affordable housing, true affordable housing. Gentrification is hurting our community now. So, please don't be infected by that cancer and engage in that practice and displace our people in the barrios.

**Heather Way:** I am an attorney and the director of the Community Development Clinic at the University of Texas School of Law where the students have been working and are continuing to work on the issue of affordable housing preservation in our community that are both private and public assets. Thanks for all that you do to the commitment of affordable housing. We really do appreciate that. For my testimony today I would like to read a letter that was written this week and signed by many different, diverse range of organizations in our community. Dear Mr.

Hargrove and HACA Commissioners: As the public makes its concerns known at the hearings that you are holding, we commend you for the early shifts in policies guiding the redevelopment of public housing in Austin. We appreciate your commitment to replacing public housing units with public housing units, one for one; engaging in an open public process and expanding the time-table so as to bring forth studies and input from experts, stakeholders, and affected communities. Public housing is the largest resource in Austin that has as its mission serving those extremely low incomes. Without these homes, many in our community would be homeless. We hope that together, we can continue to work to preserve or even expand Austin's stock of public housing units. As this process evolves, we hope you and your staff will also focus your creative energy on the following challenges: (1) Involve public housing residents, surrounding communities and design professionals in charrettes to assure that redeveloped units are energy efficient, durable, family friendly, accessible and foster community interaction and a sense of "place"; (2) We increase the total HACA housing stock-beyond just one-for-one replacement of existing units-so to address the critical, unmet needs of our growing population and the thousands of extremely low-income households in need of housing. In studying opportunities to increase the stock of housing for extremely low-income families, we urge you to pay equal attention to social, cultural and other design aspects, which promote the well-being of the families. Redevelopment of public housing is a complex challenge. We believe that Austin can learn from others' experiences and provide more and even better public housing for our community's extremely low-income households. The undersigned organization and individuals below are committed to working positively and creatively with you and your staff to meet this challenge. It is signed by the Austin CHDO roundtable which is a collection of umbrella organization for community development corporations in Austin, the Austin Neighborhood Council, the Austin Tenants Council, the Blackland Community Development Corporation, Foundation Communities, Tom Frank with San Jose Catholic Church, The Homeless Media Project, House the Homeless, Mishell Kneeland, Johnnie Overton, PODER, Rosewood Glen Oaks Neighborhood Association, Rosewood Neighborhood Contact Team, Tillery Square Neighborhood Association, United East Austin Coalition, myself and Texas Low Income Housing Services who did not have a chance to add their name and also ADAPT. I'm sure there are others in signing on.

**Albert Amerzquita:** We have a beautiful day today and I am glad to be here with you to see about this matter. I have lived there for about 11 years and everything has been going fine and good. I am very pleased with the way things are right now and everything has been going fine for 11 years. I just wanted to say thank you very much.

We have a request from Mr. Ramirez to cede his time to Linda Lopez.

**Linda Lopez:** I live at Thurmond Heights. The only concerns we have are for the residents. We have great respect to Mr. Hargrove. We all want to know will you put in this plan to meet with the residents and Austin Interfaith every month about the studies of Thurmond Heights? That is my question will he be willing to meet with the residents concerning the studies of Thurmond Heights. That's all I have to say.

**Helen Varty:** I am the executive director of Front Steps. One of the things we do is manage the Austin Resource Center for the Homeless. Over the years when I have gone to meetings with the city council or commissioners or other people in the homeless community and the topic of HACA has come up someone has always said we have one of the best housing authorities in the nation. So I thank the board and staff for their hard work you make our job over at the resource

center easier everyday. I will add briefly my encouragement to keep as many housing slots available for people under 30% area median income. The chronically homeless population is only 10-15-20% of the homeless population but they use over 50% of the homeless resources. The more often working poor people become homeless, the longer they go homeless, the more likely they will become chronically homeless and the expense to be chronically homeless to the community is staggering. We are having some luck, a great deal of luck, in housing the chronically homeless population with Garden Terrace and now Spring Terrace. The folks at Garden Terrace Over 80% have stayed homeless and the average income has increased by \$5,000. So the homeless service organizations are all focused on preventing homelessness in the first place and once someone becomes homeless getting them out of homelessness and into housing as soon as possible. As soon as you provide that stability the more successful you will be. I thank you for your outstanding work so far and hope that you continue to keep that low-income in mind as you do.

**Susana Almanza:** I am with PODER, People Organized in Defense of Earth and her Resources. I am here today, just like everyone, to make sure that you begin to look at the plans that the most vital housing for the poor and the working poor is that you make sure you do a more than one to one replacement. We look at redevelopment and we now see the opportunity to build even more units as we look at Thurmond Heights, 15 acres and only 144 units. We know now those amount of units are built on a little bit over an acre on what can be built to today. People should not be displaced and not force them reapply like the criminal reports that are required. It is really important that when people are displaced or having to move to another unit that they not have to pay again for reports, utility deposits-those are big cost to the low-income. So, I just leave you and support what Ms. Way has said. We need to make sure the families can stay in their communities where their children, where their jobs and that we look forward to working with you.

**Lorraine Smith:** I graduated from LBJ in Johnson City in 1979. I have been in housing for 7 years. I can appreciate the housing projects because it gives you a chance to uplift yourself and I have goals that I have attained to achieve. With the housing authority gives me a chance to save a little money. I am on social security right now, but like I said I plan to come up above my status which has been sabbatical. I wanted to say thanks to all the board members for being patient with me and I hope everything goes to plan in 2000 when Diane Powell was at Rosewood.

**Mariam Mares:** I live at Santa Rita and I am a single mother. Before I lived in Santa Rita, I lived in a shelter for abused women. I am very appreciative of what the agency has done for me. For the opportunity the housing authority has given me, I have better myself as mother and I am going to be a better person and make better use of the resources that the agency has provided for her. The most important thing that I have seen of my daughters is to see them smile and say this is my house. Before I lived in the streets with no house, now I can say this is my house. Thank you.

**Jane Rivera:** I am the chair of the Rosewood Neighborhood Contact Team and the member of the Rosewood Glen Oaks Neighborhood Association. We are the neighborhood group closest to the Booker T Washington community. We are very concerned about what we had about the plans and things that would affect Booker T Washington as well as some of the other communities that the housing authority is responsible for. We are very pleased to see that you are hearing all of the concerns and addressing those. Are remaining concerns are that we want to

make sure that you do everything to not disrupt the lives of the people who live in the communities as you do your redevelopment projects. Remembering that these are pretty much includes people that are disabled, elderly, very poor and therefore do not have other resources to call upon. Are concerns are that many times having to move from one location to another in the city could mean that children would have to change schools, parents may have to even change jobs because they would not have transportation to another location and all of the ramifications that others have mentioned such as deposits and things like that are a real concern. Try, as much as you can, to not disrupt people lives in doing this. While we do understand the need to try to become more income independent, we certainly do understand that, everyone is having to face that in government these days. The other concern that we share with many of the other speakers today is if there is any way in your plan to increase the number of units available. That certainly would be a good thing because you know better than we do how many people are still on the waiting list.

**Karen Paup** (Ester Moreno ceded her time to Ms. Paup): I am co-director of Texas Low Income Housing Information Services and Vice President of Housing Works, a local Austin Housing coalition. Texas Low Income Housing Information Services is a non-profit, 501(c)3, statewide information/research organization. We work with residents of low-income housing in South Texas and we work with residents of Chalmers and Rosewood operating a computer learning center in those two properties. We have worked with residents of the Ripley Arnold property in Ft Worth which was ultimately redeveloped. I want to commend the housing authority on responding to the concerns expressed at the previous hearings and dropping back from the original draft plan to proceed with the disposition of Thurmond Heights and instead offering to study redevelopment of the properties. I want to commend the housing authority for its commitment of one to one replacement. Many of the speakers have said this is essential in this community. I want to commend the people in this audience, individuals and organizations who are here at this hearing and who have been at the other hearings, there is a tremendous amount of support for extremely low-income housing and for the Housing Authority of the City of Austin. HACA is the largest resource for extremely low-income people and it says in the plan HUD requires HACA to report the number of people below 30% area median family income and the number of people on the waiting list are below 30% area family median income. And disproportionately, the majority of the residents and people waiting and hoping to get into public housing are below 30% area family median income. That is because HACA is the largest resource in this community. People at 30% of median family income can basically pay what it cost to operate an apartment-replacement reserves, property management, insurance and so forth. But people below that cannot and require an operating subsidy. It is easy to see if we look at incomes, people at 30% are in low wage jobs. People below 30% are in low wage jobs but cannot work full-time jobs or they have already worked all the years they are going to work and they are very elderly or have a disability that keeps them from working and public housing and Section 8 are the only resources that they can turn to. That is why a commitment for one to one replacement is so important. As many of the speakers have said, especially the previous speaker, it is very hard to disrupt people's lives. People live in neighborhoods-these are their communities, these are their schools, their churches, all of their institutions are in that community and it can be very disruptive especially for low-income people who have come from unstable situations into public housing. The resident who had spoke said she had been on the streets before she came to public housing and that is a story of many residents. The housing authority has a commitment and has helped many to go to what is considered self-sustaining. That is a very lofty and many people could not even dream of pursuing that goal if they didn't have the housing subsidy that let their rent go down so they could afford while they were

studying some thing to get them into a better paying job. It is with trepidation that we look at pursuing redeveloping public housing. In many other cities, redevelopment has not resulted in more units. It has resulted in fewer unit, fewer affordable units and fewer units residents of public housing got to come back to for various reasons. It is the commitments the housing authority has made, it is the reputation of this housing authority, it is the quality of this housing authority that gives us confidence in going forward and looking to these possibilities. We are a signer on the letter that Ms. Way presented and we look forward to working with the staff, board, and residents as we all go forward and look at the possibilities.

**Johnnie Overton:** I am with the Blackland Neighborhood Association. I am here today to simply gather more information so we have a clear understanding as to what is taking place. I am also here to ask that you do consider the concerns of the families that will be most affected by the changes that you are considering. We ask that you remember the issue of affordable housing is essential and it should be a high priority. We also ask that you take care-that you do not displace those families that are involved.

**Fred Fuchs:** I have already previously testified at the first hearing and submitted written comments for the board which I understand you have. At this time I don't think I can anything more.

**Rudy Williams** (Antoinette Magana ceded her time to Mr. Williams): I am the president of OCEAN which is the Organization of Central East Austin that represents about four-five neighborhood organizations. As you see today, there are a lot of neighborhood organizations here who are very much interested in what occurs to the housing developments. This is because the neighborhood associations and the neighborhoods consider these housing developments to be our neighbors. They are critical to our neighborhoods and incorporated into our neighborhoods and we want to make sure that they stay in our neighborhoods and that they serve the people in our neighborhoods. Those people, the poorest of the poor that 30% level, we may need to provide more housing for them. The proposal speaks of mixed-income or housing at market rates if that is doable then fine without hurting those people at the poorest level, your primary constituents. Your primary constituents are who I am most concerned about. As you know there is no more affordable housing in East Austin or practically anywhere else, so you are their, the poorest of the poor, last resort. Please when you consider using mix income think of others ways to do that. I believe if people are making it 80% to 50% that they could be moved towards homes that are subsidized by Austin Housing Authority instead of them being put in housing developments. The real and true goal of almost every person is to have a home/house not an apartment. We have had some good programs over the years and I remember my sister when she came here there city had dollar homes. A dilapidated house was fixed up and sold to the person in need for one dollar and then they just paid on the cost of repairing that building-excellent program. What happened to it? Now it seems like there is less opportunity to do that or effort and more cost for people at that level. The city has, not sure how the city does it, has a lot of homes sold on the courthouse steps. It seems to me that is unconscionable. Those should stay in our neighborhoods and if they are run down then they should be sold to charitable housing, like Habitat, who will fix those up. Because, as I said before, we need more houses for those people who are not necessarily so poor that they cannot afford to pay a mortgage, but they can't afford to buy a home. So, I would suggest that you think of other ways of accommodating those people at the higher income levels and ensure the developments handle those people at the lower income levels. Last but not least, neighborhood associations, as you see today, are very much interested in what is going on and would like to see and make sure that we are in the dialogue/conversation.

There are a lot of people in these neighborhood organizations who have very good ideas and who have an idea because they live in the neighborhood of how we can support this particular plan in process. But if we are left out of the plan in process, then that is where the conflict comes in so include the neighborhood organizations in the actual plan in process, please. Besides coming up with homes, when you talk about demolishing, we rode through practically every East Austin neighborhood housing complex. Because of your stewardship, we found most of them were in pretty good shape even though they were old. Some of these buildings can last for a longer time unless you just want to tear them down. They may need their sewer systems fixed, they may need minor repairs, but a lot of them are in very good shape. I am impressed on how good of shape they are in. Spending money to just tear down a building for another building is a waste of money. We need more housing for those people at the 30% level. We just hope that you look at this with a broader perspective and not just demolish for the sake of building new buildings.

**Daniel Llanes:** I chair Riverbluff Neighborhood Association and we are part of PODER and I also sit on the executive committee of Austin Neighborhood Council. I have not spoken before the board but I did speak at the last meeting Mr. Hargrove had at central building. I would like to say that I am glad that you responded to comments regarding Thurmond Heights. That is a great opportunity if you are going to put more units-definitely put more affordable units especially those below 30%. I don't think there is a need to displace anyone there. If you so much acreage, you can start construction on one side and build and start moving people into that. Maybe you can maybe you can't, but you should look at that. That is a possibility. I also agree with some of the speakers that are saying if people have to leave the public housing that they should not have to reapply. They should be guaranteed that they will be coming back-guaranteed they will be coming back. At the last meeting I was actually very pleased to learn that Austin is the first city of the United States that created affordable housing. I think we can be very proud of that-that shows how forward thinking Austin has always been. I would like for you to follow that and target not one for one replacement of affordable housing but three to one. That is what we need-more affordable housing. The rich people, the developers, are taking care of the high-end. The rest of us need to take care of the rest of us which is a very large percentage. The letter that Ms. Way presented to you is signed by a number of organizations and groups and individuals. The Austin Neighborhoods Council alone represented 67 neighborhood associations throughout the entire city not just here. All of the organizations that have signed on represent a large constituency of Austin. I want to say the people are the government, right? So, that broad constituency is the government asking you, telling you, directing you as our agents to not let the affordable housing end of our community slip away. And as redevelopment is happening, I look at Santa Rita, and I know what is happening on the eastside and I know that property has to look very attractive to somebody. I hope that it does not go into private hands. I am very Austin has the very first housing authority that created public housing and I think we should go forward with that and be proud of that-three to one replacement of affordable housing. Everyone talks about what is affordable. For public housing, \$400-600 should stay there. Affordability in the City of Austin, I don't think anybody that is a working class person that makes below \$30,000 to \$40,000 should be paying more than \$600-\$700 in rent. I want to say that because a lot of you talk about affordable housing and you need to put numbers to it. We need to say \$80,000 is affordable and \$150,000 is not affordable. It may be affordable to 5% of the population, but for the majority of the people in Austin, affordability is slipping away.

**Fred McGhee:** I am a president and principal investigator McGhee and Associates, an Austin based heritage management and environmental consultant firm. I have spoken twice before. I really want to amplify some of things I have said at those meetings. I first of all, like the others,

would like to thank Mr. Hargrove in particular for just being who he is and for working with people. I am something of an unofficial historian of this housing authority. Some of you might know that and I know Dr. Duncan-Hall knows this and I know Mr. Hargrove knows this. I am a former employee of this housing authority and I am delighted to be back here at the namesake of Dr. Booker T. Washington to encourage you to embrace the fact that this housing authority is part of American history not just local state history but national, American history. As you are probably aware, I have written an entry for Santa Rita Courts into the National Register of Historic Places at the national level of significance, not at the local or state level but at the national level. It deserves listing at the national level. I encourage you to embrace the fact that you own and manage historic properties and that you leverage that fact. I am here to work with you like a lot of other people there are many people in this town who have skills that can help you. I want you to have a face in front of you so that next time we see each other you know what I bring to the table. There are monies available that if you broaden your view and do certain things that have been tried elsewhere. HUD by the way is encouraging a lot of this now. Many historic tax credits have been tried to be used in conjunction with the Hope VI program. Especially Allen Parkway Village is one notable example. But HUD now is embracing the idea of historically preserving certain types of housing developments. There are monies, state monies as well as federal monies, that can be made available to preserve the housing stock that we have. This is one win-win situation. Money becomes available to preserve what we have and it continues to fulfill its function as vitally needed public housing and on top of that it is recognized as historic. This is the 70<sup>th</sup> year of this housing authority. In December it will be 70 years. I hope at the end of this year in December that we can have a ceremony in front of Santa Rita with the media and a bunch of other people there that draws national attention in the fact that this city was progressive enough then and continues to be progressive enough now to take care of people who require affordable housing in this city.

**Marcelo Tafoya:** First of all, thank you for having this meeting and I wish there were more of them so the community can be informed of what is happening prior to the dead end of time. By the way name Hargrove comes to me very hard because when I came to Texas back in the 50's Hargrove Brace Company was the one that used to make my braces. Most of these people, 100% of these people, don't want to live in these conditions and in these houses. They would rather be some where else but they are here because of necessity and they need the help to move forward and many of them have. The history of the housing development here people have come, stayed and got the opportunity to move forward. So this is like a landing port. This is a place where people come because they need to be here not because they want to be here. I assure they don't want to be here, by no means. We want an opportunity that is all we are asking. The fear that the community has is that once again the developers are going to get their ways. By the way, I am the LULAC District Director for Austin, District 7. I represent LULAC, a national organization the majority of our councils are in Texas. But getting back to this, as you can see in Austin not only with the loss and everything that is occurring to us in East Austin being again gentrified. Their fear is that this is going to happen here and when is it going to happen to our community. As it is right now, an opportunity for these people to move forward is one thing you people have given them a chance, an opportunity. Their children are being raised here, they are going to school here and moving forward. Many of them are below income and some are on fixed-income. They can't afford affordable housing as a lot of people say. When the mayor opened affordable housing on Lamar, he said the starting price is \$150,000. I beg your pardon. A \$150,000-no way in the world. So, if anything is going to happen it is going to happen with consensus and it has to happen with the understanding that these people have the same opportunity now. So all I ask you is be sure before any decision is made that the welfare of our

community is first at hand. And that welfare is to give that opportunity, that hand that is needed to move forward. Thank you and congratulations for having such a forum.

**Bennie Heyward:** I am the resident council president for Booker T Washington and the Citywide Advisory Board. I have been hearing a lot of arguments and a lot of information regarding the future of Thurmond Heights and I have some concerns. First of all, I would like to say thank you to Mr. Hernandez in addressing the fact that we no longer the project or ghetto. We are a low-income community and we are constantly growing and improving. We are getting up there and we not being forgotten. I would like to thank housing for identifying and recognizing that the residents come first. As the resident council president, I turn around and talk to many of the residents. Resident concerns and I don't know how many times I have heard is that the buildings are just so old and they just need to be torn down and re-modified. They are all behind the times. So, we are discussing here and now when we should be focusing on the future for public housing and the residents and stuff like this. To me it sounds more like 244 sounds a whole lot better than 144 being housed. How many applications do we have on file, the people who are waiting to get into housing, what about them they are still waiting to get into housing? What about them-they are still out on the streets? We want to better serve by them by putting up interim housing. How can we do that when all your housing is filled up? So enlarging properties that can be enlarged is an improvement to me. Yes change is scary, frightening. Sometimes we run away from it and fear it, but your going to make the decisions to improve these sites or the future is going to make that decision. It is just inevitable. It is going to have to be done some time in the future. You have a lot to discuss and consider and many people have come up here to give you their opinions and concerns. I advise you or ask you that you look into all that because there are a lot of important issues there. I hope that you are aware of what you are facing and I stand behind you but I don't want to be in your chair to make that decision. But again, you don't make someone else in the future will because there is a need and we are growing. Austin is growing and look how it has boomed. I think as a resident we are behind in the times. We need to improve and if that means a little bit of an inconvenience and moving a few people and making sure that they are safe and bring them back, then I am all for it. If you are going to tear down 144 units then increase it 244units then more power to you. I think you should reconsider and think about the residents' needs.

**Response:** You have the thanks of the board for serving as a volunteer to your community.

**Ron Cranston:** I am with United Cerebral Palsy of Texas Access Housing Project and a longtime member of Adapt of Texas. So many good points have been brought forward today with regard to housing for folks with very limited, extremely low-income. Folks with disabilities quite often fall within that income. As a person with a disability, I come in contact with a lot of other folks who frankly are on SSI in the state of Texas just above \$600/month and the area median income if at a sole income is about 15% AMI. So looking at 30% or below is an extremely important issue for folks with disabilities who rely solely on SSI. You have heard the low-income issues throughout the day and throughout other hearing. I just want to make sure that we couple that with the availability of accessible housing for folks with disabilities. The accessible housing can be useable for folks with disability needs and for folks that may not when they entered housing whether it is mixed-income, low-income, a property that you own, a Section 8, or whatever it may be. We have to in this community make sure that there is an available stock of accessible housing that is coupled with affordability measures that we are all talking about here today. So, I just wanted to bring that up and in your discussions in the future we want

to make sure as a community of folks that we are involved, we have your ear and we can work with you as the process continues.

**Tonya Beam:** Change is good. You need change to grow. We are afraid of change, we are afraid of being left behind. I am a single parent with three kids and I work. So I am not here for free, I do pay rent here. Booker T Washington offers me a lot with the after school is a place where my kids can come and they can get safety here and homework done until I get home. I know that is nobody's problem, but mine that is I worry about being left behind. If it is going to help other people, I believe we are all for that because we all need the help. So we here out of necessity. We are here and make the best of being here. That is our fear, my fear, of being left behind without a place when I can't afford other places. And those are my concerns I would like to bring.