

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of San Antonio

PHA Number: TX006

PHA Fiscal Year Beginning: 07/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 6,288
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 12,000

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- SAHA Desktop
- SAHA Website

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 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (State mission here)
- The San Antonio Housing Authority (SAHA) is committed to building and maintaining affordable housing for the residents in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all residents with the highest level of professionalism, compassion and respect.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the 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:
 - SAHA will continue to respond to all eligible voucher announcements (solicited and unsolicited). Applications will include the impact statements and internal plans for outreach and administration.
 - Reduce Public Housing vacancies:
 - SAHA is implementing private sector property management "best practices" to minimize the number and duration of public housing vacancies.
 - Leverage private or other public funds to create additional housing opportunities:

- SAHA will seek to increase the availability of affordable housing through the blending of public and private funding opportunities.
- SAHA secured a Capital Fund loan by leveraging our Capital Fund enabling us to expedite the rehabilitation of Public Housing properties.
- SAHA will explore additional housing opportunities for the elderly and persons with disabilities. Such opportunities may include, but will not be limited to, partnership development for the use of HUD Section 202 and Section 811 funding for supportive housing for persons with disabilities.

Acquire or build units or developments:

- SAHA will work to create partnerships with private and non-profit developers to increase affordable housing in the City of San Antonio (COSA).
- After pre-development in 2005, SAHA began the Phase II construction portion of the Victoria Commons project and the pre-development activity on Phase III.

Other (list below)

- SAHA is evaluating the utilization of all of its current programs in conjunction with our non-profit portfolio to determine the best use of our existing resources in order to maximize the amount of affordable housing opportunities we can create in the City of San Antonio. We will explore ways to expand the supply of assisted housing by seeking both public and private funds that will allow SAHA to acquire and/or build additional units, thus enabling the agency to establish means to better serve all persons in need of housing assistance.
- SAHA is using mixed financing including HOPE VI funds for the Revitalization of Victoria Commons, and will use mixed financing for future Replacement Housing Factor Program activities. This will include, but not be limited to, tax credits, tax-exempt bond financing and conventional financing.
- To the greatest extent feasible, SAHA's plans are to use the Replacement Housing Factor Funds to build and/or acquire replacement public housing units.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

- Continue to provide customer service training for all employees
- Continue to upgrade and maintain the current Internet web site, which allows our clients access to a wide variety of information through our web page.
- Additionally we have opened our Procurement and Contract Administration files to the public through our web page. This link allows our vendors and the public full access our bid opportunities, bid tabulations and bid awards.

- Equally important is our information relating to Section 3 opportunities for our clients. A full explanation of our Section 3 program to include on-line applications downloads for both Section 3 resident applications and Section 3 Business Concerns.
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Such efforts include, but are not limited to-

- Work orders
 - On line vendor direct order processing system, referred to as our “Stockless System”. The stockless system also improves efficiencies and productivity in maintenance and fiscal operations.
 - Unit turn around time
 - Rent collections
 - Resident communications
 - Re-certification process
 - Newsletters
 - Operations systems
 - Technology upgrades
- ☒ Renovate or modernize public housing units:
- Enhance curb appeal and interior finish: Several PH Developments and scattered sites have been targeted for site improvements, interior and exterior alterations.
 - Modernization: Several Public Housing Developments have been scheduled for modernization within the Capital Fund Program and the Capital Fund Finance Program. The modernization includes interior, exterior, mechanical systems, site improvements and other activities identified in the Physical Needs Assessment.
 - SAHA will continue to evaluate existing units for potential modifications to comply with current Section 504 Accessibility Standards.
- ☒ Demolish or dispose of obsolete public housing:
- SAHA has conducted Feasibility, Viability and Master Plan Studies on several of its Public Housing properties. Based on the results of these Studies, SAHA will determine the feasibility of demolition, disposition or density reduction.
 - Disposition:
 - Mirasol: Exploring options to lease or dispose of a portion(s) of the property which are parcels of undeveloped land at the target site, such as Parcel “B”, and the off-site locations purchased with HOPE VI Funds including undeveloped lots at Springview and houses currently part of Mirasol’s Section 5(h)/ Section 32 Homeownership Plan.
 - Rex: This vacant property is subject to a Development Agreement, which may require a disposition plan in future years.

- SAHA will explore the demolition, lease and/or disposition of the units and/or land at various properties. This demolition, lease and/or disposition will allow SAHA to redevelop the target site(s) with a mixed-income/mixed-finance project(s).
- SAHA will apply for any future available HOPE VI funds for the revitalization of aging public developments.
- Provide replacement public housing:
 - As submitted in both Replacement Housing Plans (1st and 2nd Increment of Funding), SAHA will leverage Replacement Housing Funds and/or Capital Funds for the acquisition and/or new construction of replacement public housing units. To the greatest extent possible, these new properties will be mixed-income and mixed-finance projects.
- Provide replacement vouchers:
 - If necessary and available, SAHA will apply for replacement vouchers.
- Other: (list below)
 - Sites to be explored as future HOPE VI sites; Sutton Homes; Cassiano Homes; Wheatley Homes; San Juan Homes, Alazan Apache, and Lincoln Heights. Any future Hope VI sites may be considered for disposition and/or demolition.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords:
 - SAHA actively participates in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media and to educate the community on the various partnerships and programs administered by our agency.
 - SAHA is currently working with HUD, the local Board of Realtors, the City and community groups to develop and implement educational resources for landlords and tenants.
 - Conduct monthly owners-orientation in an effort to recruit and educate prospective landlords.
- Increase voucher payment standards:
 - Payment standards will be set between 90% and 110% of the current Fair Market Rent.
 - Payment standards will be reviewed annually to determine if adjustments are required.
- Implemented voucher Homeownership Program:
- Implement Public Housing or other Homeownership Programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
 - Objectives:**
 - Implement measures to deconcentrate poverty by bringing higher income Public Housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement Public Housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
 - Other: (List below)
 - SAHA has adopted modifications to its standard public housing admissions and occupancy policies and procedures for its mixed finance projects in general or for specific mixed finance projects individually.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:**
 - Increase the number and percentage of employed persons in assisted families:
 - SAHA will continue its efforts to comply with the Section 3 Regulations at 24 CFR Part 135 in connection with development/modernization contracts and employment with SAHA thereby increasing opportunities for employment of economically disadvantaged families. Goal attainment will be monitored through periodic reports from contractors.
 - Provide and/or attract supportive services to improve recipients' employability:
 - SAHA currently provides supportive services through partner agencies (locally based) involving childcare, Head Start, job training, and job placement. These services are further leveraged through the Hope VI CSS Program.
 - Provide and/or attract supportive services to increase independence for the elderly or families with disabilities:
 - SAHA is providing supportive services through partnering with agencies, such as the Council of Independent Living Services and any other appropriate supportive service agency meeting the needs of residents.
 - Other: (List below)

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:
 - Continue efforts to inform other agencies of available housing for “special needs” clients.
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- Become less dependent on Federal funds.
 - Leverage housing resources and funds through public/private partnerships/development.
 - SAHA’s plans are to enter into an Energy Performance Contract to improve energy efficiency and cost savings. Additionally, SAHA has already begun converting to “Energy Star” appliances and products.
 - Create new revenue/income streams from marketing of services and products.
 - Maximize public funds through effective and efficient management and operating systems.
 - Identify and apply for public and private resources to expand services and finance capital improvements.
 - Develop new financial models for the acquisition and/or development of additional affordable and public housing inventory. SAHA will utilize mixed-finance and other public and private capital structures to accomplish this objective.

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Executive Summary:

The Housing Authority of the City of San Antonio's (SAHA) mission is further supported in this Public Housing Agency Annual and Five-Year Plan through our continued commitment to build and maintaining affordable housing for the residents of our community. SAHA currently provides housing for approximately 6,400 Public Housing families and approximately 12,000 Housing Choice Voucher families. Despite the assistance provided by SAHA, San Antonio remains a city with a high demand for additional housing opportunities and would greatly benefit from any opportunity to expand services.

As reflected in the current Consolidated Plan and the Comprehensive Housing Affordability Strategy data set, there are a total of 96,731 families who are below the 80% Average Median Income (AMI) threshold requirement for assistance; or only approximately 18% of those in need receive assistance.

Recognizing high demand with limited resources SAHA continues to pursue all HUD available funding opportunities including the Capital Fund Financing program, in an effort to expand resources and services. In addition, SAHA continues to research "best practices" to ensure efficiency in operations, including private sector practices.

In the upcoming year, SAHA will continue to improve the Public Housing and Voucher management programs through training, technology and on-going evaluation measures. SAHA will implement plans to maximize the number of affordable units available to the agency by employing effective maintenance and management practices in both the Public Housing and Housing Choice Voucher programs.

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

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

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

A fundamental goal of the agency is to provide training, job readiness and employment opportunities for families of modest means to become self-sufficient and ultimately reduce if not eliminate their reliance on public assistance. Our strategy for residents to move towards self-sufficiency focuses on increasing the number of employed persons by effective partnerships with agencies to provide training, education, placement and follow-up, childcare and transportation and support through the faith-based community for ministry, emergency food and clothing, positive role-models, mentorship, parenting, etc. A key strategy to achieving this goal is to expand employment readiness and training efforts for public housing residents through available grants and partnerships with agencies and educational partnerships.

SAHA has a Family Self-Sufficiency Program for both Public Housing and Section 8 which provides case management and referrals to agencies providing services such as job skill development, education, transportation, child care and financial management which promotes self-sufficiency.

Homeownership is a dream for some, and for those who aspire to be a homeowner, SAHA has two opportunities: Section 32, formerly the Public Housing Homeownership Program (5h), and the Section 8 Housing Choice Voucher Homeownership Program.

Planned resources from Federal and Non-Federal sources will go to planned uses such as Capital Improvements, Community and Supportive Services, Safety & Security, Technical Assistance, Operations and the Re-development of the Victoria Courts site. These funds are not enough to satisfy the housing needs of the entire community and

as a result, SAHA will become more entrepreneurial and less dependent on Federal funds by, leveraging housing resources and funds through public/private partnerships; establishing an effective technology base and entering into an Energy Performance Contract to improve energy efficiency and cost savings; and creating new revenue/income streams from marketing of service and products.

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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 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs
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 - 14. Pets (Inactive for January 1 PHAs)
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)
 - 16. Audit
 - 17. Asset Management
 - 18. Other Information

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.
- PHA Management Organizational Chart
- FY 2001 Replacement Housing Factor Program 1st Increment P&E Report
- FY 2002 Replacement Housing Factor Program 1st Increment P&E Report
- FY 2003 Replacement Housing Factor Program 1st Increment P&E Report
- FY 2004 Replacement Housing Factor Program 1st Increment P&E Report

- FY 2005 Replacement Housing Factor Program 1st Increment P&E Report
- FY 2006 Replacement Housing Factor Program 1st Increment P&E Report
- FY 2004 Replacement Housing Factor Program 2nd Increment P&E Report
- FY 2005 Replacement Housing Factor Program 2nd Increment P&E Report
- FY 2006 Replacement Housing Factor Program 2nd Increment P&E Report
- FY 2004 Capital Fund Program Annual Statement P&E Report
- FY 2005 Capital Fund Program Annual Statement P&E Report
- FY 2006 Capital Fund Program Annual Statement P&E Report
- Capital Fund Finance Program P&E Report
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Optional Attachments:

- FY 2007 Capital Fund Program Five-Year Action Plan
- Other (List below, providing each attachment name)
 - Housing Choice Voucher Program Administrative Plan

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing needs in the jurisdiction	
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<input type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<input type="checkbox"/>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<input type="checkbox"/>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	34,448	5	5	5	5	5	N/A
Income >30% but <=50% of AMI	26,177	5	5	5	5	5	N/A
Income >50% but <80% of AMI	36,106	5	3	3	2	5	N/A
Elderly	18,240	5	5	3	5	5	N/A
Families with Disabilities	27,368	5	5	4	5	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: Fiscal Year 2005-2009
 - Source: City of San Antonio Department of Housing and Community Development
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (Data as of 1/11/07 and is merely a snapshot. This data is subject to change on a daily basis.)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,368		<1%
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	Note – The Section 8 Waiting List is maintained only with basic information for placement on the list.		
Low income (>50% but <80% AMI)	No income or household information is gathered until the applicant is called off the waiting list for an eligibility appointment.		
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity	White/ 2,694	80%	
Race/ethnicity	Black/ 673	20%	
Race/ethnicity	Amer. Indian/ 0	0%	
Race/ethnicity	Asian / 1	0%	
Race/ethnicity	Hispanic/ 2,430	80%	
Race/ethnicity	Non-Hispanic/ 938	20%	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? June 2005 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing **(Data as of 01/22/07 and is merely a snapshot. This data is subject to change on a daily basis.)**
- Combined Section 8 and Public Housing
- 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	12,296		35%
Extremely low income <=30% AMI	11,890	96.69%	
Very low income (>30% but <=50% AMI)	363	2.95%	
Low income (>50% but <80% AMI)	38	.30%	
Families with children	10,295	83.72%	
Elderly families	974	7.92%	
Families with Disabilities	1,027	8.35%	
Race/ethnicity	White/Hispanic 9,031	73.44%	
Race/ethnicity	White/Non-Hispanic 1,042	8.47%	
Race/ethnicity	Black/Non-Hispanic 1,996	16.23%	
Race/ethnicity	Black/Hispanic 98	.79%	
Race/ethnicity	Amer. Indian/Non-Hispanic 10	.08%	
Race/ethnicity	Amer. Indian/Hispanic 86	.07%	
Race/ethnicity	Asian/Native /Non-Hispanic	.06%	

Housing Needs of Families on the Waiting List			
	8		
Race/ethnicity	Asian/Native/ Hispanic 25	.20%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	278	2.26%	
1BR	3,545	28.83%	
2 BR	5,407	43.97%	
3 BR	2,580	20.98%	
4 BR	443	3.60%	
5 BR	43	.34%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
<ul style="list-style-type: none"> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes 			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

- Maintain required program size in the Housing Choice Voucher Family Self-Sufficiency program and increase the number of participants with escrow.
- Public Housing MTW program extended to June 30, 2009.

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
 - If required to secure development financing.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

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:
 - SAHA is providing supportive services through partnering with agencies, such as the Council of Independent Living Services and any other appropriate supportive service agency meeting the needs of residents.
- 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:
 - SAHA will counsel all program participants as to location of units outside of areas of poverty or minority concentration including maps indicating the areas outside of poverty and minority concentration will be provided to each participant.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations:
 - Actively participate in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media and also to educate the community on the various partnerships and programs administered by our agency.
 - Conduct monthly owners orientation in an effort to recruit and educate prospective landlords.
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
• a) Public Housing Operating Fund	16,216,693	
b) Public Housing Capital Fund Projections assume SAHA receives the same funding as prior year (2006 amount).	8,537,298	
• c) HOPE VI Revitalization * applying for revitalization grant with a demolition component		•
• d) HOPE VI Demolition *		
• e) Annual Contributions for Section 8 Tenant-Based Assistance		
• - Housing Assistance Payments	71,596,970	
• - On-Going Monthly Fees	5,576,706	
• - Hard-to-House Fees	0	
• - Family Self-Sufficiency (FSS) and Homeownership*	95,450	
• f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
• g) Resident Opportunity and Self-Sufficiency Grants (ROSS)	318,326	
- Programs (All eligible ROSS funding opportunities)		PH Supportive Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	0	PH Capital Improvements
i) HOME	0	
<ul style="list-style-type: none"> • j) Other Federal Grants (HOPE VI Neighborhood Network) 	200,000	PH Supportive Services
2. Prior Year Federal Grants (unobligated funds only)		
Public Housing Capital Fund (LOCCS Data as of December 31, 2006)	\$9,407,088	PH Capital Improvements
Replacement Housing Factor Program (LOCCS Data as of December 31, 2006)	\$16,536,951	PH Replacement Housing
HOPE VI Revitalization (LOCCS Data as of December 31, 2006) This amount includes Phases 2, & 3 of the Victoria Courts grant	12,974,624	PH Revitalization, and Community Supportive Services
Capital Fund Financing Program (Unobligated as of December 31, 2006)	21,079,202	PH Capital Improvements
Shelter Plus Care	702,870	Section 8 Operations
Resident Opportunity and Self-Sufficiency Grants (ROSS)	0	
3. Public Housing Dwelling Rental Income		
Rent	9,748,847	PH Operations
Sales and Services to Tenants	926,515	PH Operations
4. Other income (list below)		
Interest and Investment Income	121,225	PH Operations and Supportive Services
5. Non-federal sources (list below)		
Total resources	174,038,765	

*Will apply for grant funding subject to availability.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- At time of unit offer

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Debt owed to a public housing agency

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)
- Homeownership

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

- PHA main administrative office

- PHA development site management office
- Other (list below)
 - Mail
 - Fax

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)
 - Incentive transfers

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); as verified by local, state, or federal authorities within the last **6** months

To families that are involuntarily displaced by a natural disaster (fire, flood, hurricane, earthquake, **etc.**),

A family residing in a PHA owned, operated housing development and SAHA/ HUD sells, forecloses or demolishes, the project (to include major renovations/modernization, or property acquisition or other action of the PHA);

For residents of PHA sponsored housing programs,(Moderate Rehabilitation Program, Housing Choice Voucher Program, Homeownership Program, 5H Homeownership Program, and the Section 32 Homeownership Program), to

meet specific housing needs (i.e. bedroom size , reasonable accommodation, or to satisfy legal judgments);

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

- Offer rent incentive to residents of higher income to transfer to properties with a lower income range.

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
 - Alazan-Apache Courts
 - Wheatley Courts
 - Lincoln Heights
 - Cassiano Homes
 - Sutton Homes-

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:
 - Mission Park
 - Mirasol
 - San Juan Homes
 - Springview

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
 - Debts owed to a public housing agency.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
 - Previous or current landlord information
 - Previous or current address

(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)
 - Mail

(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:

A family may submit a written request/statement for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher. Extensions are permissible, as approved by the PHA, up to a maximum of an additional 60 days inclusive, but not limited, to these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA, throughout the initial sixty-day period. A completed search record may be required.

The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement.

Any request for an additional extension must include the reason(s) an additional extension is necessary. The PHA may require the family to provide documentation to support the request.

All requests for extensions to the voucher term must be made in writing and submitted to the PHA prior to the expiration date of the voucher (or extended term of the voucher).

The PHA will decide whether to approve or deny an extension request within 10 calendar days of the date the request is received, and will immediately provide the family written notice of its decision. Justified reasons could be reasonable accommodations, or family has made effort to locate unit but still is unable to, family emergency, etc.

(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**)

If the waiting list is closed, the PHA will still accept pre-applications for the homeless and involuntary displacement preferences.

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) as verified by local, state, or federal authorities within the last **6** months.

To families that are involuntarily displaced by a natural disaster (fire, flood, hurricane, earthquake, **etc.**),

A family residing in a PHA owned, operated housing development and SAHA/ HUD sells, forecloses or demolishes, the project (to include major renovations/modernization, or property acquisition or other action of the PHA);

For residents of PHA sponsored housing programs, (Moderate Rehabilitation Program, Housing Choice Voucher Program, Homeownership Program, 5H Homeownership Program, and the Section 32 Homeownership Program), to meet specific housing needs (i.e. bedroom size, reasonable accommodation, or to satisfy legal judgments);

It will also be given to those families that are involuntarily displaced by PHA action (emergency relocation, demolition, sale of property, extensive rehabilitation, etc.) .

The PHA may limit the number of applicants that may qualify for any local preference.

- Victims of domestic violence
 Substandard housing
 Homelessness

This preference shall be given to those families determined to be homeless and referred by the **COSA**. No more than one hundred vouchers will be allocated for this preference.

- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Disabled
This preference is extended to disabled persons or families with a disabled member as defined in this plan. Proof of disability will be required at time of selection and it must verify disability existed as of the date of pre-application.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

1 Disabled

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

- SAHA Web Page

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

Through published notices

Other (list below)

- Contacts referral agencies
- SAHA Web Page
- Local Newspaper/ Media

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.)
- The PHA's MTW program has an alternate rent schedule.
- Homeownership Program

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- Applies to MTW sites
- For increases in earned income

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)
 - Any time there is an increase or decrease in family income and/or change in family composition.
- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
 - Other
 - At or above 90% but below 110% of FMR
- 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)
 - Payment standard will be based on financial resources.

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)
 - Payment standard will be based on financial resources.

(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)

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

- The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and

Nationality Act, and who would be entitled to public benefits, but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement:

- The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	6,381	1,978
Section 8 Vouchers	11,421	1,264
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	368	Included in Section 8 Voucher Total
Special Purpose Section 8 Certificates/Vouchers (list individually)	90 Shelter Plus Care	Included in Section 8 Voucher Total
Public Housing Drug Elimination Program (PHDEP)		
Section 8 Mainstream	100	0
Other Federal	N/A	N/A

Programs(list individually)		
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C. Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Resident Handbook (Will be revised)
- Maintenance Plan (Will be revised)

(2) Section 8 Management: (list below)

- Administrative Plan
- Housing Choice Voucher Master Book
- Housing Choice Voucher Guidebook (HUD 7420.10G)
- Housing Choice Voucher Financial Management Master Book
- Housing Quality Standards Master Book
- Earned Income Verification User Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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 (2007 Capital Fund Annual Statement)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (2007 Capitol Fund Program Five Year Action Plan)

-or-

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

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

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

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

1. Development name: Mirasol Homes
2. Development (project) number: TX59URD006I95
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: Spring View
2. Development (project) number: TX59URD006I94
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: Victoria Courts
2. Development (project) number: TX59URD006I102
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

- Phase II of the Revitalization Plan began in December 2005 and pre-development has begun in Phase III.

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:

- Sutton Homes (TX#'s 609-614)
- San Juan Homes (TX#'s 608-613)

The above listed properties may be candidates for a HOPE VI Revitalization grant should the funding be available in the upcoming plan year. SAHA will evaluate the viability of each property to determine the feasibility of submitting a competitive grant application.

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:

- SAHA will, based on the redevelopment plans to be drafted, consider the feasibility of other mixed-finance/mixed-income capital structures to enable the agency to implement such plans on any of its public housing inventory, and/or acquisition or development of new inventory.
- SAHA's plans are to use Replacement Housing Factor Funds for the new construction and/or acquisition of replacement public housing units. To the greatest extent possible, these new properties will be a combination of mixed-income and mixed-finance projects.
- Victoria Courts (TX59P006003).
- San Juan Homes (TX59P006013)
- Sutton Homes (TX59P006009 & TX59P006014)
- Clarke Pointe
- Converse Ranch
- Midcrown
- University Park

SAHA will seek approval from all parties as any of the above actions may relate to the funding received in the Capital Fund Financing Program.

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:

- Acquisition and/or new construction of approximately 1,000 eligible replacement Public Housing units, and any additional replacement units that may be needed as a result of any demolition as proposed in the PHA Annual Plan or PHA Five Year Plan.
- Victoria Courts (TX59P006003).
- San Juan Homes (TX59P006013)
- Sutton Homes (TX59P006009 & TX59P006014)
- Clarke Pointe
- Converse Ranch
- Midcrown
- University Park
- SAHA will explore an Acquisition Line of Credit, or other market based financial structures to create mixed-income developments and possibly to assist in Replacement Housing Activities. SAHA's plans are to use Replacement Housing Factor Program funds for some of the public housing replacement units.

SAHA will seek approval from all parties as any of the above actions may relate to the funding received in the Capital Fund Financing Program.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Dispersed Housing	
1b. Development (project) number: TX59P006037 (1 unit/single family home) 4903 Waycross	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> SAHA is exploring the possibility of demolition and/or disposition.	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> • Demolition is complete. SAHA's plans are to sell the vacant lot.	
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined	
5. Number of units affected: 1 unit (Single Family Homes)	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined	

Demolition/Disposition Activity Description
1a. Development name: Dispersed Housing 1b. Development (project) number: TX59P006061 (1 unit/single family home) 7822 Glider
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> This is a burn-unit. SAHA is exploring the possibility of reconstruction or disposition of the vacant parcel.
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined
5. Number of units affected: 1unit (Single Family Home)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: Projected Start: To be Determined a. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description	
1a. Development name: S. J. Sutton Homes	
1b. Development (project) number: TX59P006009 (196 units) & TX59P006014 (46 units)	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
1. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined	
Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities	
5. Number of units affected: 242 units	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Demolition/Disposition could affect part or all of property	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected Start: To be determined	
b. Projected end date of activity: Projected End: To be determined	

Demolition/Disposition Activity Description	
1a. Development name: San Juan Homes	
1b. Development (project) number: TX613	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission: To Be Determined	
Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities	
5. Number of units affected: 154 units	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Demolition/Disposition could affect part or all of property	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected Start: To Be Determined	
b. Projected end date of activity: Projected End: To Be Determined	
<ul style="list-style-type: none"> SAHA will seek approval from all parties as any of the above actions may relate to the funding received in the Capital Fund Financing Program. 	

Demolition/Disposition Activity Description	
1a. Development name:	Victoria Courts
1b. Development (project) number:	TX59P006003
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Phase I and Phase 2A have been approved Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Planned for Submission: 2007 SAHA will seek Disposition approval for the target phases of the property and will dispose of a portion(s) of the land in accordance with the approved Revitalization Plan. Disposition will be done in Phases.
5. Number of units affected:	N/A
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Note- Victoria Courts: SAHA is in the predevelopment process of rehabilitating all or a portion of the existing Victoria Courts Administration Building to create a new Community Center to serve the needs of Victoria Commons public housing residents and other Victoria Commons and neighborhood residents.

Demolition/Disposition Activity Description	
1a. Development name:	Mirasol Homes Redevelopment Area
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> In the Blueridge Subdivision, constructed as part of the Mirasol HOPE VI, one of the single family houses burned as was subsequently razed. SAHA will determine whether to reconstruct this home or sell the lot.
4. Date application approved, submitted, or planned for submission:	Planned: To be determined
5. Number of units affected:	1 unit
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be determined b. Projected end date of activity: Projected End: To be determined

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Alhambra Apartments, Midcrown
1b. Development (project) number:	Dev# not assigned
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	4/16/2007
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	Alhambra (14) Midcrown (39)
7. Coverage of action (select one)	

<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- 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.)

Public Housing Homeownership Activity Description

(Complete one for each development affected)	
1a. Development name: Mirasol Homes	
1b. Development (project) number: TX59URD006I195	
2. Federal Program Authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	Approved: Nov. 10, 2004
5. Number of units affected: 160	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development (<i>The 160 units are in scattered locations</i>) <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Spring View	
1b. Development (project) number: TX59URD006I194	
2. Federal Program Authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	Approved: Nov. 10, 2004
5. Number of units affected: 44	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development (<i>The 44 are in scattered locations</i>) <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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:

For disabled and elderly families, there will be no additional minimum income requirement. The requirements of 982.627(c)(3) will be applicable.

Families will be considered “continuously employed” if the break in employment does not exceed four months.

The PHA will count self-employment in a business when determining whether the family meets the employment requirement.

The PHA will impose additional eligibility requirements. To be eligible to participate in the homeownership option, families must meet the following criteria:

The family is not within the initial one-year period of a HAP Contract.

The family does not owe money to the PHA.

The family has not committed any serious or repeated violations of a PHA-assisted lease within the past year.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed?
- **September 3, 2004**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Family Self-sufficiency Participants (FSS) with accumulated Escrow Funds.
 - Families who have completed their Moving to Work contract.
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Program Name (Including Location, if appropriate)	Description of Services	Estimated Size (# of SAHA Residents Served Annually)	Allocation Method (Waiting list/random selection/ specific criteria/ other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
SAHA - Public Housing Family Self Sufficiency (FSS) Program	Case Management services to promote education and employment; escrow accounts	250	Voluntary	On site @ PHA Developments	Public Housing
SAHA - HOPE VI – Community and Supportive Services (CSS)	Case Management services to promote education and employment; relocation assistance for former residents of Victoria Courts, Mirasol and Spring View	630	Voluntary	Various PHA sites	Former Victoria Courts residents who are in both public housing and section 8
SAHA - Public Housing Elderly Service Coordinators	Case Management services to provide elderly residents with assessments and referrals; nutrition programs.	2,000	Voluntary	On site @ PHA developments	Public Housing
AVANCE	Parenting and Education Services	1,500	Walk-ins	On site @ PHA developments	Both

Parent Child, Inc. (PCI)	Free Childcare for children in pre-school and below. Based on income eligibility	1,400	Income Eligibility & Waiting List	On site @ PHA developments	Both
Victory Outreach	Substance Abuse Counseling	500	Walk-ins	On site @ PHA developments	Both
Ella Austin Community Center	Education and emergency help for low income families	500	Walk-ins	Locations within 3 – 5 mile radius	Both
City of San Antonio - Child-Care Delivery Svcs.	Free Childcare for families who meet income eligibility.	1,000	Income Eligibility & Waiting List	Locations within 3 – 5 mile radius	Both
Job Corp-Education & Training	Education and job training services	175	Referrals & Application	Locations within 3 – 5 mile radius	Both
Project Quest, Inc.	Education and job training services	200	Referrals & Application	Locations within 3 – 5 mile radius	Both
Southwest School of Business & Technical Careers	Education and job training services	300	Referrals & Application	Locations within 3 – 5 mile radius	Both
George Gervin Youth Center	Education and Youthbuild program	100	Referrals & Application	Locations within 3 – 5 mile radius	Both
San Antonio College Women's Center	Education and Supportive Services	75	Referrals & Application	Locations within 3 – 5 mile radius	Both
Catholic Charities		500	Walk-ins	Locations within 3 – 5 mile radius	Both
Barrio Comprehensive Family Health	Public Housing Health Program for medical and dental services	500	Walk-ins	On site @ PHA developments	Both
Margarita R. Huanes Learning & Leadership Development Center	GED, Counseling and supportive services	150	Walk-ins	Locations within 3 – 5 mile radius	Both
SA Independent Living Services	Handicapped & Disabled job placement and training services	50	Referrals & Application	Locations within 3 – 5 mile radius	Both

Alamo Area Agency on Aging	Plans, coordinates and funds nutritional & supportive services for seniors	400	Referrals & Application	Locations within 3 – 5 mile radius	Both
San Antonio Metropolitan Health Centers	Medical and Dental services at various clinics	1,700	Walk-ins	On site @ PHA developments	Both
Savant Training And Technology	Medical Job Training Program	100	Referrals & Application	Locations within 3 – 5 mile radius	Both
Center for Health Services	Mental Health and Substance Abuse services and case management	500	Referrals & Application	Locations within 3 – 5 mile radius	Both
San Antonio Fighting Back	Crime Prevention and youth services	250	Referrals & Application	Locations within 3 – 5 mile radius	Public Housing
City of San Antonio – Neighborhood Action	Homebuyer Assistance	50	Referrals & Application	Locations within 3 – 5 mile radius	Both
Christian Senior Services/Meals on Wheels	Daycare/seniors, companion program and provides meals at home	500	Referrals & Application	Locations within 3 – 5 mile radius	Both
Trinity Baptist Church Ruble Center	Utility, furniture and food assistance	100	Referrals & Application	Locations within 3 – 5 mile radius	Both
Texas Work Source Commission	Employment and job training services	500	Walk-ins	Locations within 3 – 5 mile radius	Both
Goodwill	Homeless & employment services and furniture & clothing assistance	250	Referrals & Application	Locations within 3 – 5 mile radius	Both
Good Samaritan Center	Education and Supportive Services	100	Walk-ins	On site @ PHA developments	Both
Positive Beginnings, Inc.	Childcare and Job training/employment services	100	Income Eligibility & Waiting List	On site @ PHA developments	Both
YMCA – Camp Flaming Arrow	Camping services for public housing youth ages 6 – 14	75	Referrals & Application	Site outside of 5 miles but transportation is provided	Both
Consumer Credit Counseling	Financial, budget and credit counseling	100	Referrals & Application	Locations within 3 – 5 mile radius	Both

Presa Community center	Counseling, Food assistance and Senior Adult Center and transportation	250	Referrals & Application	Locations within 3 – 5 mile radius	Both
Urban Connection	Rental, Utility and Employment Assistance	100	Walk-ins	On site @ PHA developments	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 12/31/2006)
Public Housing	0	262
Section 8	469	505

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

Pursuant to the U. S. Housing Act of 1937, Section 12 (c), the community service requirement was implemented by SAHA on October 1, 2003.

Description of the San Antonio Housing Authority's Implementation Process of Community Service Requirement:

Notice of the implementation of the Community Service Requirement was included in the San Antonio Housing Authority's resident newsletter, as well as a flyer describing the requirement was also delivered to residents during July 2003. Staff were instructed to meet with all current resident families to explain the program, give them copies of the Community Service Policy, Community Service Exemption form, Community Service Compliance Certification form, as well as the Community Service Time Sheet. The requirement was implemented effective October 1, 2003 for all new move-ins, and current residents were informed they needed to provide proof of community service beginning with their next re-certification.

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.

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

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

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

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicate a high level of criminal activity in and around SAHA's Public Housing communities.
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N. Elmendorf
Cassiano Homes	2919 S. Laredo
S. J. Sutton Homes	909 Runnels
Highview Apartments	1351 Rigsby
San Juan Homes	300 Gante Walk

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

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

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

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

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N- Elmendorf
Cassiano Homes	2919 S. Laredo
S. J. Sutton Homes	909 Runnels
Highview Apartments	1351 Rigsby
San Juan Homes	300 Gante Walk

C. Coordination between PHA and the police

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

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

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

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N- Elmendorf
Cassiano Homes	2919 S. Laredo
S. J. Sutton Homes	909 Runnels
Highview Apartments	1351 Rigsby

Name of Development

San Juan Homes

Address

300 Gante Walk

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET OWNERSHIP POLICY SUMMARY

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

The pet must be registered with SAHA, a photo of the animal, and a \$200 pet deposit will be made to SAHA to cover any damages. The pet must receive a yearly inoculation certificate, from a licensed veterinarian, and wear a tag with pertinent information on the animal. This information will be updated annually. "Pet Agreement and Registration" must be signed by tenant, which stipulates rules to comply by for: pet violation procedures, violation meeting, and if violation occurs, a notice of pet removal. If the pet is not removed, an initiation procedure to terminate

the pet owner's residency will commence. If pet owner is unable to care for the pet, SAHA will contact the party in the contract designated to care for the animal. If the pet poses a nuisance or threat to health or safety, the animal will be removed.

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

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.

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?
 - SAHA's Property Management and Real Estate Services Divisions will actively be evaluating all aspects of property operations and will implement strategic planning processes for every aspect of the PHA inventory. The resulting analysis of operations, replacement reserve funding mechanisms, project acquisition and development finance structures from the private and public sectors will expand the PHA's ability to provide viable solutions to all the challenges facing public and affordable housing portfolios.
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)
 - SAHA will expand its staff capabilities with additional training and resources to infuse the organization with additional knowledge and best practices.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?
- SAHA will use mixed financing for the HOPE VI and Replacement Housing Factor Program for both development and acquisition opportunities. This will include, but not be limited to, tax credits and tax-exempt bond financing for mixed income development and some public housing units.
 - SAHA utilizes financial models in making acquisitions and developing new communities.
 - SAHA adopted modifications to its standard public housing admissions and occupancy policies and procedures.

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?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at attachment
 - Provided below:
-
3. In what manner did the PHA address those comments? (Select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments. List changes below:
 - Other: (list below)
 - The Presidents of the Resident Councils serve as the Council of President's Advisory Board, in compliance with 24 CFR 964. The Housing Authority has designated the Council of Presidents as the Resident Advisory Board, in compliance with this section.

Currently have nineteen (19) active resident councils.

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO

Commissioners

Member	Original Appointment	Current Expiration
Yolanda Hotman <i>Tenant Rep</i>	6/7/2005	08/26/2006
Fred Gonzales SW Quadrant Rep	08/26/2003	08/26/2007
Danielle Hargrove At-Large	08/26/2003	08/26/2006
Maricela Cavazos Northwest Rep	06/06/2006	08/26/2007
Reba Malone <i>SE Quadrant Rep</i>	08/26/2003	08/26/2007
Phil Nelson NE Quadrant Rep	08/26/2003	08/26/2006
Stella Burciaga Molina <i>Tenant Rep</i>	6/7/2005	08/26/2006

*** Commissioners may not serve more than 2 consecutive two-year terms.**

- Membership in the Resident Advisory Boards as of December 2006:

PROPERTY	OFFICE	NAME
Blanco - San Pedro Arms	President	Joseph Waldau
Cassiano Homes	President	Rosemary Martinez
Cisneros	President	Jose Mancha

Fair Ave.	President	Michael Cathey
H.G. Gonzales	President	Carol Carter
Jewett Circle	President	Mary Perez
Kenwood North	President	Dora Sepluveda
Le Chalet	President	Platoria Randle
Lincoln	President	Jose Gallegos
Matt Garcia	President	Barbara Tracy
Midway Apts	President	Joaquina Gonzales
Pecan Hill	President	Olivia Chavez
San Juan	President	Vanessa Cruz
Spring View	President	Marvin Lampkins
Sun Park	President	Angie Hernandez
Victoria Plaza	President	Fred Gandara
Villa Hermosa	President	Mary Ann Villegas
Villa Tranchese	President	Gloria Sosa
Westway Apts.	President	Lanora Burton

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Seek resident employment opportunities through training, skills development, job readiness, job placement, follow-up and related supportive services support through partnership development and resource leveraging.
 - Increase new construction opportunities
 - Increase improved affordable housing stock
 - Continue to support Fair Housing compliance through education, and local partnership support.
 - Continue community involvement with state, local, non-profit entities, neighborhood agencies, educational institutions, and business groups to meet the housing needs of local low- and moderate-income families.
 - Pursue grant funded opportunities as related to "need", including tax credit incentives, etc.
 - Support through compliance and/or partnership projects related to the City of San Antonio's Departments of, Building Inspections; Code Compliance; Community Initiatives; Economic Development; SA Metropolitan Health District; Neighborhood Action Department; Parks and Recreation; Planning; Public Works and the Department of Housing and Community Development.
 - Expansion of economic opportunities including job retention and stabilization for low-income persons. Such efforts will include but not limited to the

availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices, access to capital and credit development activities which promote the long-term economic and social viability of the community and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing programs.

- Pursue HUD HOPE VI funding
- Pursue assistance for families "in eminent danger" of separation or homelessness due to special needs and circumstances.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- Economic Development along major commercial corridors
 - Joint Planning and Implementation through the City

D. Other Information Required by HUD

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

Pursuant to the Agency Plan Rule requirement in 24CFR 903.7 that agency plans contain a locally derived definition of "substantial deviation" and "significant amendment or Modification." The San Antonio Housing Authority's locally derived definition is as follows:

"Substantial deviations or significant amendments or modifications are defined as discretionary changes that affect the mission or policies of the agency and which require formal approval of the Board of Commissioners."

SAHA RESIDENTS MEETING MINUTES

February 13, 2007

Held at Spring View Convent from 9 am – 10:15 am

Forty-one (41) residents were present representing thirteen (13) developments.

Orlando Martinez, Program Manager introduces himself and states the purpose of the meeting.

This meeting was translated into Spanish and Agendas were handed out.

I am going to go over the highlights and changes covering the 2007 Agency Plan with you, so please follow along. This is informal and I want you to ask questions along the way. I have with me today Calvin Deese and Ethel Turner to discuss Capital Improvements and Senior Designated Properties along with transfer preferences. No copies of this annual plan were sent out as it was decided that I would go over the draft annual plan document with you all and if anybody wants a copy of this document, for them to put copy next to your name on the sign in roster.

Let me tell you what the Plan is, every year the San Antonio Housing Authority submits to HUD a plan as to how they are going to do they are going to meet certain goals stated by HUD. SAHA's fiscal year 2008, which is July 1, 2007 – June 30, 2008 is the time period of which the plan's actions are scheduled to take place.

The first part of the notebook talks about the Plan itself and identifies the Housing Authority and the Fiscal year it will begin. It is going to be available to the public for comment. The first part of the Five Year Plan are goals that HUD identifies to make sure SAHA completes. The first HUD strategic goal is: Increase the availability of decent, safe and affordable housing. SAHA put three goals in accomplishing this goal they are as follows:

1. Expand the supply of assisted housing: Some of the ways are by applying for additional rental vouchers (resident comment that move-in deposit for Section 8, was too high), public housing vacancies and acquire or build units or developments.
2. Improve the quality of assisted housing: Some of the ways are by increasing customer satisfaction (as an aside it was unanimously agreed that this could use improvement), renovating or modernizing public housing units (which was to be discussed in further detail by Calvin Deese) and demolish or dispose of obsolete public housing. There was a question from one of the residents as to what this meant. Explained that SAHA determines based on structural and cost analysis which developments can be scheduled for demolition or sold. Examples are Mirasol Homes, Spring View Apts and Victoria Courts.
3. Increase assisted housing choices: Primarily for Section 8 program.

Second HUD strategic goal is: Improve community quality of life and economic vitality. SAHA stated its goal was to provide an improved living environment. One-way to accomplish this was by: Implement Public Housing security improvements. Stopped at this point to take several resident comments on how SAHA can enhance security, which are listed below:

1. Install unbreakable surveillance cameras;
2. Have more security officers at each property;
3. Have one security company provide security SAHA-wide;
4. Create fences with pointy, like arrow type so that it won't be so easy to climb;
5. Resident stated that security officer at Victoria Plaza was asleep or watching TV;
6. Residents from Spring View stated that there were no security cameras at their development;
7. Resident from Blanco Apts stated that they wanted a security camera for their back parking lot;
8. Resident from Lewis Chateam stated that their surveillance camera was broken;
9. Resident from Lila Cockrell wanted any type of security officer at their development;
10. Residents from Westway stated that they noticed improved security as they saw their security officer as visible.

Third HUD strategic goal is: Promote self-sufficiency and asset development of families and individuals. SAHA stated its goal was to promote self-sufficiency and asset development of assisted households. One method to accomplish this was to provide and/or attract supportive services to improve resident's employability. It was stated that SAHA partners with numerous agencies, schools, businesses and other organizations to provide various types of services to residents.

Reviewed needs and strategies. Need is that there is a shortage of affordable housing for all eligible populations around the City of San Antonio. SAHA plans on maximizing the number of affordable units available and increasing that number. It was stated that SAHA continuously searches for ways to increase affordable housing for citizens of San Antonio by partnering with developers and/or joint ventures throughout the City of San Antonio. Ethel Turner will discuss senior housing developments in detail a little later.

The next thing we went over by request was SAHA's statement of Financial resources. I want to bring your attention to this because this is the Financial resources that the Housing Authority thinks that it is going to be available to them for the next twelve months and how we plan to use it. Read the figures of \$16,216,693 in Public Housing Operating Fund and \$8,537,298 in Public Housing Capital Fund Projections. No questions or comments on this part.

On page 19 is the Housing Authority Policies governing eligibility, selection and admission. So this part addresses what was being asked as to how does SAHA go about selecting the people that move in to the SAHA apartments?

The next section talks about rent. What is the percentage of income we are going to use to charge rent and the flat rent. One resident wanted clarification on what the minimum rent was. It was stated at \$50 per month.

The next thing of interest to you is transfer policies. Ethel Turner from the Admissions and Occupancy division was to review this portion later in the presentation.

The next section talks about the Section 8 program and how people are eligible for the Section 8 program.

On page 33 it is getting into the operations and management of the HA and in that table it states that the number of units or families expected to be served in Public Housing is 6,381 and in Section 8 Vouchers is 11,421 throughout the 12 month period.

Next is Capital improvements Needs and Calvin Deese will speak.

Calvin Deese, Asset manager for the Real Estate Services Division discussed – his responsibility is planning, capital improvement, physical improvements at all of our public housing properties. The Capital improvement plan is essentially about site improvements on a large scale, and has nothing to do with a routine maintenance issues.

Mr. Deese stated that resident input about their properties needed improvements should be directed to their property manager and for this annual plan period should be done so within the next week. The 8.5 million SAHA is scheduled to receive is relatively minor in comparison with the over 200 million worth of capital needs SAHA has identified throughout its public housing developments. Mr. Deese stated that he would like to start attending resident council meetings again to discuss improvements at each development.

Mr. Deese then took questions and comments regarding various items stated by residents as follows:

Victoria Plaza – President of the Resident Council

Resident's were provided with an electrical heater for their room, unfortunately that did not satisfy the residents. Many are complaining that it's too cold in their units.

Elevators are always breaking down, residents get trapped in the elevator and the fire department is always coming out to get residents out of the elevator.

He also mentioned this is affecting our residents when it comes down to their medical conditions. Getting trapped in an elevator puts a strain on those residents who are diagnosed with heart failure, diabetes, and etc.

Lewis Chatham

Resident's are complaining that units are too hot and they have no control of the thermostat. Elevators are always breaking down, residents get trapped in the elevator and the fire department is always coming by to get residents out.

HB Gonzales

Resident complaint about the porch railing being painted black, they are not satisfied and were not informed of the changes, they would have preferred to voice their opinion on the decision of the repainting of the railings. She used the word "Extremely Hot"

Lila Cockrell

A resident complaint about the floors & ceilings having cracks. She mentioned they had many problems with the elevator but the manager had a contractor come in and replace the panel with a new one, now it's working great.

Spring View Apts

They would like an enclosed recreation facility at the property. They had an organization offer to help pay for the facility but no one at SAHA wanted to move forward in getting it started.

Requesting a back door be put in all the units. Said they have 2 windows in the bedrooms, and want a door to be installed in place of one of the windows.

Resident mentioned that the CEO had last met with the Resident Councils about two and a half years ago and that he would like for him to come out and meet with the resident associations, so they can voice their concerns directly to him.

West Way Apts

They also have heating problems. Pot holes in the parking area.

Next is Admissions and Occupancy and Ethel Turner will speak.

Ethel Turner, Admissions and Occupancy manager for the Property Management Division discussed – two new and upcoming senior housing developments. They are Alhambra and Midcrown Plaza. Alhambra is projected to have 140 units and Midcrown Plaza 196 units available. Ms. Turner spoke about how these developments will be designated specifically for elderly and the developments location.

Ms. Turner also spoke about SAHA's incentive transfer program. Ms. Turner stated the specifics of this incentive transfer program and also about the variety of transfer programs available to residents. One resident asked if they moved to a newer property and did not like it could they move back to their previous development. Ms. Turner responded with that they could not.

We have completed the annual plan comment period and will take a break and continue with the other training.

PUBLIC HEARING

The PHA Plan was held on March 6, 2007 at the SAHA Central Offices, 818 South Flores, San Antonio, Bexar County Texas. The hearing began at 9:01am and was concluded at 9:01am. Michael Bond, Chuck Modliszewski, Deborah Flach, Lori Mendez, Freddie Westbrooks, Ed Hinojosa, Ethel Turner, Sandy Patel attended the meeting. No other individuals were in attendance.

Standard PHA Plan PHA Certifications of Compliance

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

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 7/01/2007, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

San Antonio Housing Authority
PHA Name

TX006000
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Phil NELSON	Chairman
Signature	Date
X 	4/16/07

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

I, Andrew W. Cameron the Director Grants Monitoring certify
that the Five Year and Annual PHA Plan of the San Antonio Housing Authority is
consistent with the Consolidated Plan of the City of San Antonio, Texas prepared
pursuant to 24 CFR Part 91.

Rose Arredondo for Andrew W. Cameron

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

San Antonio Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Agency

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

San Antonio Housing Authority
818 S. Flores
San Antonio, Bexar County, Texas

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Henry A Alvarez III	Title President and CEO
Signature 	Date January 24, 2007

X

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: N/A			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known: N/A			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Henry A Alvarez III Title: President & CEO Telephone No.: 210-477-6262 Date: 1/24/2007		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

San Antonio Housing Authority

Program/Activity Receiving Federal Grant Funding

Housing Authority

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Henry A Alvarez III	Title President and CEO
Signature 	Date (mm/dd/yyyy) 01/24/2007

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Attachments

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

PHA Certification of Compliance with the PHA Plans and Related Regulations:
Deconcentration of Poverty and Fair Housing in Program Admissions
TITLE 24--HOUSING AND URBAN DEVELOPMENT

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The San Antonio Housing Authority's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income-targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (30% of median income).

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- ❖ Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- ❖ Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- ❖ Establishing a preference for admission of working families in developments below the EIR
- ❖ Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- ❖ Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

The PHA will monitor progress in meeting the ELI requirement throughout the fiscal year. ELI families will be selected ahead of other eligible families on an as-needed basis to ensure that the income-targeting requirement is met. Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments by targeting households on the waiting list that contribute to meeting income requirements.

June 27, 2007

Original signature on file

Henry A. Alvarez
President and CEO
Housing Authority of the City of San Antonio

SAN ANTONIO HOUSING AUTHORITY TX006

ORGANIZATIONAL CHART



