

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Problems Output for -All Households

Household by Type, Income, & Housing Problem	Name of Jurisdiction: San Angelo city, Texas		Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
	Elderly 1 & 2 member households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 member households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	Total Owners (J)	Total Households (L)
1. Household Income <=50% MFI	986	1,615	296	1,843	4,740	1,561	695	356	382	2,994	7,734
2. Household Income <=30% MFI	543	800	167	1,078	2,588	684	240	137	178	1,239	3,827
3. % with any housing problems	66.9	78.1	88.6	77.3	76.1	57.6	68.8	97.1	72.5	66.3	72.9
4. % Cost Burden >30%	65	74.4	76.6	76.3	73.4	57.6	64.6	82.5	70.2	63.5	70.2
5. % Cost Burden >50%	42.9	64.4	34.7	67.5	59.3	29.8	45.8	54	64.6	40.6	53.2
6. Household Income >30% to <=50% MFI	443	815	129	765	2,152	877	455	219	204	1,755	3,907
7. % with any housing problems	49.2	73	100	85	74	38.5	67	79.5	66.2	54.2	65.1
8. % Cost Burden >30%	49.2	70.6	69	83	70.5	38.5	63.7	40.6	61.3	48	60.4
9. % Cost Burden >50%	22.3	18.4	7.8	21.6	19.7	19.3	30.8	11.4	24.5	21.9	20.7
10. Household Income >50 to <=80% MFI	363	1,249	259	1,015	2,886	1,297	1,235	414	449	3,395	6,281
11. % with any housing problems	46.3	36.3	67.2	34	39.5	14.4	38.9	63.8	45.4	33.4	36.2
12. % Cost Burden >30%	45.2	25.9	24.7	33	30.7	14.1	32.8	28.7	44.5	26.7	28.6
13. % Cost Burden >50%	17.6	4.8	5.4	2.5	5.6	5.2	4.5	1	23.4	6.8	6.3
14. Household Income >80% MFI	758	2,570	525	1,875	5,728	3,529	7,995	1,334	1,378	14,236	19,964
15. % with any housing problems	14.9	5.6	31.4	4	8.7	5.2	6.6	28	13.6	9	8.9
16. % Cost Burden >30%	7	1	2.9	1.6	2.1	4.8	4.7	6.3	13.1	5.7	4.7
17. % Cost Burden >50%	0	0.4	0	0	0.2	0.6	0.4	0	1.5	0.5	0.4
18. Total Households	2,107	5,434	1,080	4,733	13,354	6,387	9,925	2,104	2,209	20,625	33,979
19. % with any housing problems	40.9	33.5	57	40.2	38.9	17.3	14.9	44.9	29.7	20.3	27.6
20. % Cost Burden >30	37.4	28	27.4	38.5	33.1	17	12.3	19.2	28.5	16.2	22.9
21. % Cost Burden >50	18.8	13.5	7.6	19.4	16	7.2	3.4	4.9	13.1	5.8	9.8

**San Angelo Housing Authority
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 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			
Extremely low income <=30% AMI	306		
Very low income (>30% but <=50% AMI)	257		
Low income (>50% but <80% AMI)	25		
Families with children	514		
Elderly families	44		
Families with Disabilities	33		
Race/ethnicity: Hispanic	311		
Race/ethnicity: Caucasian	521		
Race/ethnicity: African-American	56		
Race/ethnicity: American Indian	10		

Characteristics by Bedroom Size (Public Housing Only)	Elderly	Family	Handicap
1BR	38	195	27
2 BR	6	225	4
3 BR	0	82	2
4 BR	0	12	0
5 BR	0	0	0
5+ BR	0	0	0

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

If yes:

How Long Has It Been Closed (# of Months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

San Angelo Housing Authority Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI	417		
Very low income (>30% but <=50% AMI)	323		
Low income (>50% but <80% AMI)	29		
Families with children	674		
Elderly	67		
Families with Disabilities	35		
Race/ethnicity: Hispanic	408		
Race/ethnicity: Caucasian	685		
Race/ethnicity: African-American	66		
Race/ethnicity: American Indian	14		
Characteristics by Bedroom Size (Public Housing Only)	Elderly	Family	Handicap
1BR	56	247	26
2 BR	11	268	6
3 BR	0	133	3
4 BR	0	26	0
5 BR	0	0	0
5+ BR	0	0	0
Is the waiting list closed (select one) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How Long Has It Been Closed (# of Months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Housing Authority of the City of San Angelo is preparing to use the following strategies for addressing their Housing needs for family in their jurisdiction and on their waiting list for the upcoming year.</p> <ul style="list-style-type: none"> • 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 • 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 Adopt rent policies to support and encourage work
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">San Angelo Housing Authority - Progress in Meeting Mission and Goals</p> <p>In accordance with the 2010; 5-year plan all work items will be completed on schedule. The PHA has remained on target with the objectives set forth in their plan. The Executive Director has ensured the review of all existing policies and procedures to incorporate all necessary requirements and if warranted, will make revisions as needed.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;">San Angelo Housing Authority - Significant Amendment and Substantial Deviation/Modification</p> <p><i>a. Substantial Deviation from the 5-Year Plan</i></p> <p>Substantial Deviation from the 5-year Plan: Any change to Mission statement such as: 50% deletion from or addition to the goals and objectives as a whole 50% or more decrease in the quantifiable measurement of any individual goal or objective.</p> <p><i>b. Significant Amendment or Modification to the Annual Plan</i></p> <p>50% variance in the funds projected in the Capital Fund Program Annual Statement. Any Increase or decrease over 50% in the funds projected in the Financial Resource statement and/or the Capital Fund Program annual Statement Any change in a policy or procedure that requires a regulatory 30-day posting Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, designated Housing or Homeownership programs.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>San Angelo Housing Authority (RAB) - No comments concerning the San Angelo Housing Authority PHA Annual Plan.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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Attachment: Violence Against Women Act

Violence Against Women Act – San Angelo Housing Authority TX470

Statement:

San Angelo Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visible, striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents with the highest degree of professional courtesy, empathy and respect.

Goals:

San Angelo Housing Authority may request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking and that the incidences of threatened or actual abuse are bona fide in determining whether the protections afforded to such individuals under VAWA are applicable.

San Angelo Housing Authority responding to an incident or incidents of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program to request in writing that an individual complete, sign and submit, within 14 business days of the request, a HUD- approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator.

A PHA (San Angelo Housing Authority) is not required to demand certification in order to provide VAWA benefits to individuals who are occupants of public housing. At their discretion, the PHA may apply benefits under VAWA based solely upon the individual's statement or other corroborating evidence.

San Angelo Housing Authority will notify tenants of their rights with VAWA including the existence of the HUD 50066 making it available at the time of admission and include with eviction/termination notice.

Objectives:

San Angelo Housing Authority protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/3/2011

Part I: Summary					
PHA Name: Housing Authority of the City of San Angelo		Grant Type and Number Capital Fund Program Grant No. TX21P47050111 Replacement Housing Factor Grant No:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$5,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$10,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$25,716.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$23,530.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$10,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$133,356.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$5,000.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$7,364.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$35,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$254,966.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date:	Signature of Public Housing Director	Date:	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of San Angelo		Grant Type and Number Capital Fund Program Grant No. TX21P47050111 Replacement Housing Factor Grant No.				CFPP (Yes/No) :			Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activites	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
<i>TX470-001,002,003,008</i>									
	Operations	1406		\$5,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1406		\$5,000.00	\$0.00	\$0.00	\$0.00		
	Training	1408		\$10,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1408		\$10,000.00	\$0.00	\$0.00	\$0.00		
	Administration	1410		\$25,716.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1410		\$25,716.00	\$0.00	\$0.00	\$0.00		
	Hire architect to develop plans and specs	1430		\$20,530.00	\$0.00	\$0.00	\$0.00		
	Consultant to assist with Annual Plan	1430		\$3,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1430		\$23,530.00	\$0.00	\$0.00	\$0.00		
	Site improvements	1450		\$10,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1450		\$10,000.00	\$0.00	\$0.00	\$0.00		
	Whole unit rehab (roofing, electrical, plumbing, windows, painting, doors, cabinets, bathroom fixtures, air conditioning, brick work, exterior repairs and etc.)	1460		\$128,356.00	\$0.00	\$0.00	\$0.00		
	Purchase hot water heaters	1460		\$5,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1460		\$133,356.00	\$0.00	\$0.00	\$0.00		
	Purchase ranges, refrigerators	1465		\$5,000.00	\$0.00	\$0.00	\$0.00		
	SUBTOTAL	1465		\$5,000.00	\$0.00	\$0.00	\$0.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name/Number: San Angelo Housing Authority/TX470		Locality (San Angelo/Tom Green County, Texas)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement For Year 1 FFY: <u>2011</u>	Work Statement of Year 2 FFY: <u>2012</u>	Work Statement of Year 3 FFY: <u>2013</u>	Work Statement for Year 4 FFY: <u>2014</u>	Work Statement for Year 5 FFY: <u>2015</u>
B.	Physical Improvements Subtotal	Annual Statement	\$168,356.00	\$168,356.00	\$168,356.00	\$168,356.00
C.	Management Improvements		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
D.	PHA-Wide Non-Dwelling Structures and Equipment		\$17,364.00	\$17,364.00	\$17,364.00	\$17,364.00
E.	Administration		\$25,716.00	\$25,716.00	\$25,716.00	\$25,716.00
F.	Other		\$28,530.00	\$28,530.00	\$28,530.00	\$28,530.00
G.	Operations		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$254,966.00	\$254,966.00	\$254,966.00	\$254,966.00

