



Moving to Work Annual MTW Report- FY2012

San Antonio Housing Authority | 818 S. Flores | San Antonio, TX 78204 | www.saha.org

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I. Introduction

The San Antonio Housing Authority (SAHA) is one of the 15 largest public housing authorities in the United States and provides housing for nearly 27,000 of San Antonio's poorest and most vulnerable families through three housing programs – public housing, housing choice vouchers, and non-profit/tax credit partnership housing developments. Currently, SAHA owns and manages approximately 6,322 units of public housing and administers 13,537 housing choice vouchers. SAHA also maintains an additional 6,879 units in its non-profit/tax credit partnerships portfolio. SAHA employs approximately 500 people and has an annual operating budget of \$172 million. The agency leverages \$135 million annually in federal resources including \$90 million in direct payments to private property owners (landlords). SAHA has executed contracts with over 4,000 consultants, contractors and vendors annually totaling \$31 million. Existing real estate assets are valued at over \$500 million.

This year, SAHA celebrates 75 years of serving the housing needs of San Antonio and creating dynamic communities where people thrive. The agency's mission to provide quality affordable housing that is well integrated into the fabric of neighborhoods serves as a foundation to improve lives and advance resident independence.

The Moving to Work (MTW) designation provides SAHA with the flexibility to design and test innovative approaches to enhance the agency's programs. The MTW designation also seeks to decrease federal spending with additional funding flexibility through a combination of public housing operating subsidy, capital fund program (CFP) grants, and Housing Choice Voucher (HCV) program subsidy – all under a single fund block grant. The MTW program's flexibility allows SAHA to streamline and reduce federal expenditures while systematically improving its housing stock, providing supportive services, and increasing housing choices for low-income families in San Antonio.

SAHA's involvement with MTW dates back to May 2000, when SAHA implemented its initial MTW demonstration program in three public housing communities: Mission Park Apartments, Wheatley Courts, and Lincoln Heights Courts. In 2009, SAHA signed an amended and restated agreement with the U.S. Department of Housing and Urban Development (HUD) to make the MTW demonstration an agency-wide program.

In the first year of the agency's renewed MTW agreement, SAHA had tremendous success in implementing its first agency-wide plan. Great strides were taken towards implementing self-sufficiency initiatives, program efficiencies, and increased housing choices. This fiscal year, SAHA focused on the sustainability of FY2011's successes by concentrating on the tracking of implemented activities to ensure that the agency was meeting activity goals and objectives while also effectively and efficiently using resources to track

progress. This focus, in part, has been motivated by the agency's strategic planning process, as well as internal procedure and policy reviews.

Major accomplishments this year include the continuing success of the agency's self-sufficiency programs. SAHA has 651 families enrolled in the Family Self Sufficiency (FSS) program and 156 families were enrolled in the Jobs-Plus Program. SAHA has assisted an additional 892 families with supportive service referrals. SAHA has provided employment assessments to 145 residents at two public housing developments through the Jobs-Plus Program, and increased case management staff to 19. In August of 2011, SAHA awarded 33 scholarships through the Education Investment Foundation (EIF) and had 72 youth participants in the Summer Youth Employment Program (SYEP).

Program efficiencies have also continued to be realized in this fiscal year. The HCV Program successfully implemented biennial re-certification for fixed-income families, including seniors and families affected by disabilities; while the public housing program has experienced reduced staff time, as a result of previous implementation of this activity. Another major accomplishment has been the introduction of a new, online waiting list application for the Housing Choice Voucher Waiting List, which had been closed since 2007. By partnering with the local library system and a third-party vendor, SAHA was able to offer applicants the opportunity to complete the application online with any needed assistance. This process proved to be a more efficient method of collecting and tracking applications. SAHA has positioned itself to keep the waiting list open indefinitely. These program efficiencies have given staff the needed time to work on additional customer service improvements and focus on other MTW activities.

In 2009, SAHA received a total of 10 grants, 1 formula and 9 competitive, through the American Recovery and Reinvestment Act of 2009 (ARRA) totaling \$19,908,395. The agency is pleased to report the closing out of a \$14.5 million ARRA formula grant and two ARRA competitive grants, Villa Hermosa and Madonna totaling \$358,465, in FY2012. SAHA has completed various capital improvements to the agency's public housing properties including: (1) a comprehensive modernization of Lewis Chatham Apartments, a senior community; (2) upgrades to elevator, fire alarm, and security systems at public housing elderly communities; (3) safety and sustainability repairs and improvements to playgrounds at public housing family communities; and (4) site and systems repairs and replacements including windows, roofing, fencing, cabinets, and HVAC systems. The ARRA grants have also created a total of 264 jobs to-date; 109 of those jobs are Section 3 qualified new-hires. A total of 2,634 public housing units and 37 properties will be positively impacted at the close of all 10 ARRA grants. The Performance and Evaluation summary reports for all ARRA grants are listed in Appendix A.

SAHA continues to serve more families than the MTW baseline, and 98% of the families SAHA served earns below 50% of the area median income (AMI). While the agency did not add any new public housing units, SAHA was successful in positioning five projects for development in the coming years. These projects will increase the supply of affordably-priced housing in San Antonio by 479 units, of which 115 will be units reserved for families at 30% AMI.

As SAHA moves into the next fiscal year, the agency has set great expectations for self-sufficiency programs, program efficiencies, and housing choices. Some of these expectations have been developed during the agency's strategic planning process leading to a new vision, mission, and strategic goals for the agency. The new strategic plan is scheduled to be rolled out in October 2012 during SAHA's 75th anniversary celebrations. SAHA will continue to carefully evaluate MTW activities as well as the effectiveness of metrics in conjunction with the new vision, mission, and strategic goals.

The following overview describes the activities, approaches, projects and partnerships associated with each of the three MTW goals.

Activity	Description	Status
Increase Self-Sufficiency		
FY2011-1a	Promote Education through Partnerships	Implemented/Ongoing
FY2011-1b	Pilot Child Care Program	Implemented/closed out
FY2011-1c	Holistic Case Management	Implemented/Ongoing
FY2011-1d	Resident Ambassador Program	Implemented/Ongoing
Increase Housing Choices		
FY2011-1	Block grant funding with full flexibility	Implemented/Ongoing
FY2011-1e	Preservation and expansion of affordable housing	Implemented/Ongoing
FY2011-2	Simplify and streamline HUD approval process for the development, redevelopment, and acquisition of public housing	In Development
FY2011-6	Commitment of project-based vouchers (PBV) to SAHA-owned or controlled units with expiring subsidies	Partially Implemented
FY2011-7	Remove limitation of commitment on PBV so that PBV may be committed to more than 25% of the units in family developments without required provision of supportive services	Implemented/Ongoing
FY2011-8	Revise mobility rules for PBV	Implemented/Ongoing
FY2011-9	Allocate set-asides of tenant-based vouchers for households referred by non-profit sponsors who will provide supportive services to those households	Partially Implemented
FY2012-11	Local project-based voucher program for former public housing residents	Not Implemented/closed out
Improving Agency Efficiencies		
FY2011-3	Biennial recertification for public housing elderly/disabled	Implemented/Ongoing
FY2011-4	Streamline methods of verification for public housing and HCV	Partially Implemented
FY2011-5	Requirements for acceptable documents for public housing and HCV	Partially Implemented
FY2012-10	Biennial recertification for HCV elderly/disabled	Implemented/Ongoing

II. General Housing Authority Operating Information

A. Housing Stock Information

Number of public housing units at the end of the plan year

The number of public housing units at the end of the plan year is 6,322. SAHA did not change the number of public housing units in this fiscal year.

Description of any significant capital expenditures by development

There were no significant capital expenditures for this fiscal year.

Description of any new public housing units added during the year by development

SAHA did not add any new public housing units during this fiscal year.

SAHA's dedication to developing new properties and renovating existing communities continues to increase affordable housing for San Antonio's low-income families. This past year, the agency focused on concept planning and securing funding for the three priority redevelopment projects which are Sutton Phase II, San Juan Phase III and the build out of Victoria Commons. SAHA added Wheatley Courts, a 1950s, 246-unit public housing development that was awarded a Choice Neighborhood Planning Grant in March 2011, to our planning process. The Agency also applied for a HUD FY2012 Choice Neighborhood Implementation grant for this site on April 10, 2012. Awards are currently pending.

Number of public housing units removed from the inventory during the year by development

SAHA did not permanently remove any public housing units during the plan year.

Number of MTW HCV authorized at the end of the Plan year

SAHA administers 12,571 MTW authorized vouchers and experienced no changes in authorized vouchers over 10% in this fiscal year. The total MTW authorized vouchers includes housing choice vouchers, non-elderly and non-disabled vouchers, and vouchers for homeless individuals and households.

Housing Choice Voucher (HCV) Program- provides rental voucher assistance to households who meet eligibility requirements.

Non-Elderly and Non-Disabled (NED) Voucher Program (awarded prior to 2007) – provides rental voucher assistance to households who are non-elderly and non-disabled. Currently, SAHA has 75 vouchers reserved for these households.

Project-Based Voucher (PBV) Program- provides rental voucher assistance to households that reside at a specific development. SAHA’s non-profit portfolio currently includes 45 affordable mixed-income communities totaling 7,220 units, of which 341 units are public housing. SAHA has a total of 181 committed project-based vouchers. At the end of this fiscal year, 56 units at Springhill Apartments were leased.

Set-Aside Voucher Program - provides rental voucher assistance to homeless individuals, through a collaborative referral process. Two local non-profits, The Center for Health Care Services (CHCS) and San Antonio Metropolitan Ministries (SAMM), screens the applicants to ensure they have met all criteria and forwards the applicant packets to SAHA. SAHA places the applicants on the waiting list. Upon selection from the waiting list, applicants are notified by mail to schedule an eligibility appointment. Currently, SAHA has 200 set-aside vouchers. More information on this program is outlined in activity FY2011-9.

Homeless Services Voucher (HSV) Program - provides rental voucher assistance to homeless individuals, through a collaborative referral process. A local non-profit, Haven for Hope, refers applicants to the City of San Antonio after they have resided on the Haven for Hope campus for 30 days. The City of San Antonio screens the applicants to ensure they have met all criteria and forwards the applicant packets to SAHA. SAHA places the applicants on the waiting list. Upon selection from the waiting list, applicants are notified by mail to schedule an eligibility appointment. Currently, SAHA has 400 HSV authorized vouchers.

Number of non-MTW HCV authorized at the end of the Plan year

SAHA administers 966 Non-MTW authorized vouchers, a net reduction of 124 vouchers from FY2011. In FY2012, 294 non-MTW authorized vouchers were removed and another 170 non-MTW vouchers were added. Both the Disaster Voucher Program and Ike Disaster Housing Assistance Program ended this fiscal year accounting for the reduction in 294 vouchers. SAHA received additional Veterans Affairs Supportive Housing (HUD-VASH) vouchers which offset the reduction.

In addition to the MTW HCV authorized vouchers, SAHA operates many housing programs through non-MTW vouchers. These special programs serve special populations including those who are homeless, disabled, and/or veterans. SAHA is authorized to administer the following non-MTW vouchers:

Moderate Rehabilitation & Single Room Occupancy (Mod-Rehab & SRO) Program- provides rent subsidy payments to private property landlords for select rental units that have been rehabilitated under this program. Subsidies provide housing assistance to homeless families and individuals as they transition into affordable housing. There are a total of 355 vouchers, 267 vouchers for families and 88 vouchers for individuals.

Shelter Plus Care (S+C) - provides rental assistance and supportive services for homeless families and individuals with disabilities, primarily those with serious mental illnesses, chronic problems due to alcohol or drug dependencies, and acquired immune deficiency syndrome (AIDS) or related diseases. There are 101 vouchers committed to S+C.

Mainstream – provides rental assistance for elderly and disabled households. Currently, there are 100 vouchers authorized for this program.

HUD- VASH- serves homeless veterans by combining the HCV rental assistance program with case management and clinical services provided by Veterans Affairs medical centers. There are presently 410 families authorized for assistance under this program.

Disaster Housing Assistance Program (DHAP) Ike – provides rental assistance and case management services to families who were displaced by Hurricanes Gustav and Ike. This program ended in December 2011.

Disaster Voucher Program (DVP) - provides rental assistance to families who were on the voucher program before they were displaced by Hurricanes Katrina and Rita. This program ended in January 2012.

Number of HCV units project-based during the Plan year, including description of each separate project

SAHA has 181 HCV units project-based at the Springhill development. Springhill has a total of 449 units. This local, non-traditional project-based program is an important strategy to increase occupancy at Springhill and preserve affordable housing. Families are selected from the local project-based waiting list based on the availability of units at Springhill. Project-based families must reside at Springhill for two years, after which time the family will be eligible for a Section 8 voucher.

Overview of other housing managed by the Agency, e.g., tax credit, state-funded, market rate

SAHA owns and manages 45 tax-credit and affordable mixed-income housing communities that offer subsidized and/or non-subsidized housing opportunities for moderate-income individuals and families. This portion of the agency’s portfolio includes 6,879 units located throughout San Antonio.

Within SAHA’s portfolio, 557 units are subsidized under the Project-Based Assistance (PBA) Program. SAHA’s PBA program units are linked to a particular property in which the owner enters into a contract with HUD under specific terms. Residents pay 30% of their annual adjusted gross income in rent, and HUD subsidizes the remainder. All units subsidized under the PBA program must meet federal housing standards. Tenants receive the rental assistance as long as they live in the building and remain income eligible.

Unit summary of the agency’s PBA inventory

Development	Type	Number of Units	PBA Units
Reagan West Apartments	Family	15	15
Springhill I Apartments	Family	253	143
Springhill II Apartments	Family	196	125
Sunshine Plaza Apartments	Elderly	100	100
Villa De Valencia Apartments	Family	104	74
Pecan Hill Apartments	Elderly	100	100
	Total Units	768	557

B. Leasing Information

Total number of MTW PH units leased in Plan year

As of June 30, 2012, SAHA leased a total of 5,936 units. The drop in leased units from last year is in part due to the transfer of 86 units at the Mirasol community that started the year in the *HUD Approved, Disposed and Disposition* category, and were moved to the *HUD Vacant* category. A community engagement process will kick-off in late 2012 to determine the best course to revitalize these homes.

Renovation of the elderly/disabled units at the Lewis Chatham Apartments was completed, bringing 119 units back on line. The 63 units at the Marie McGuire Apartments remain off-line during construction to renovate the building. Renovations for this complex are expected to be completed in February 2013 with residents moving back in March 2013.

Total number of non-MTW PH units leased in Plan year

SAHA leased zero non-MTW PH units in this fiscal year.

Total number of MTW HCV units leased in Plan year

In FY2012, SAHA leased 151,396 unit months out of 149,852 total unit months available (101% utilization). SAHA leased an average of 12,616 units per month out of a total of 12,571 authorized vouchers as of June 30, 2012. For MTW statutory compliance determination, the annualized utilization rate was 100.4%.

Total number of non-MTW HCV units leased in Plan year

In FY2012, SAHA leased 9,429 unit months at 82.83% utilization. SAHA leased an average of 786 units per month.

Program	Total Unit Months	Unit Months Leased	Utilization
MOD	4,260	4,260	100%
SPC	1,212	1,066	87.95%
Mainstream	1,200	1,199	99.92%
HUD-VASH	4,615	2,807	60.82%
DHAP Ike	79	79	100%
DVP	18	18	100%

Description of any issues related to leasing of PH or HCVs

SAHA is working towards a 98% utilization of non-MTW vouchers. The nature of SAHA's non-MTW voucher programs has presented a few challenges in achieving a higher utilization rate. These vouchers are providing assistance to special populations who are facing a myriad of mental and physical health conditions. Some programs are providing transitional housing and case management, and experience high turnover rates.

The utilization rate was lower than expected this year for two of the non-MTW special programs, S+C and HUD-VASH. A total of 125 VASH vouchers in 2011, 20 additional vouchers in 2012, and the renewal of 86 vouchers through the S+C program challenged the agency to quickly move waiting list applicants into housing. The Rapid Results Work Group made up of SAHA, the Housing Authority of Bexar County, Veterans Affairs, San Antonio Metropolitan Ministries, and HUD meets monthly to identify ways to streamline the application process for special programs that operate on a referral basis. The group is currently establishing a consolidated application and is striving to meet two goals: house homeless veterans in no more than 60 days and achieve 100% utilization in 100 days.

Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed

In FY2012, SAHA committed 181 PBV to Springhill and has currently leased 56 PBV units at Springhill.

C. Waiting List Information

Public Housing

The public housing waiting list experienced varied increases and decreases as a result of purging the list. The public housing waiting lists are purged annually. The data below are reflective of information gathered on July 7, 2012 from SAHA's internal live database.

		Accessible Waiting List	Elderly/Disabled Waiting List	Family Waiting List	Total
	Totals	645	2,163	14,588	17,396
Race	White	575	1,967	13,213	15,755
	Black/African American	64	169	1,230	1,463
	Asian	1	8	35	44
	Native Hawaiian/Other Pacific Islander	2	2	14	18
	American Indian/Alaska Native	0	7	23	30
	Not Assigned	3	10	73	86
Ethnicity	Hispanic or Latino	529	1,841	12,649	15,019
	Not Hispanic or Latino	113	312	1,866	2,291
	Not Assigned	3	10	73	86
Income Limit	Extremely Low	634	2,108	14,311	17,053
	Very Low	11	49	235	295
	Low Income	0	6	34	40
	Not Assigned	0	0	8	8
Family Composition	Families w Children	26	130	12,344	12,500
	Elderly	63	428	113	604
	Families w Disabilities	556	1,605	2,129	4,290
	Single	0	0	2	2
Bedroom Sizes	1	490	1,902	5,405	7,797
	2	127	231	5,675	6,033
	3	2	30	2,997	3,029
	4	26	0	472	498
	5	0	0	39	39

Housing Choice Voucher Program

SAHA re-opened the Section 8 Housing Choice Voucher Waiting List on May 15, 2012, with a new, online application process. The agency partnered with the San Antonio Library system to offer applicants free access to personal computers at its 26 local branches throughout the City of San Antonio. Individuals completing the online application should expect to remain on the waiting list an average of approximately 3-5 years before the preliminary stage of the screening process. The implementation stage for the new online process was completed in 4 Phases: *Phase I*- Advance Communication and Preparation, *Phase II*- Waiting List Opened, *Phase III*- Lottery to Determine Rank on Waiting List, and *Phase IV*- HCV Waiting List Remains Open. SAHA will maintain a single waiting list for HCV Program and plans to create two separate waiting lists for MTW Project Based Program and for Moderate Rehabilitation. SAHA is currently going through the approval process including a public comment period in order to implement the separate waiting lists. The HCV Waiting List preferences include: Veterans, Homeless, Involuntary Displaced, and Disability.

As of June 30, 2012, SAHA has a total of 16,011 families on the Section 8 Waiting List.

		HCV
Race	White	11,702
	Black/African American	3,551
	Asian	64
	Native Hawaiian/Other Pacific Islander	52
	American Indian/Alaska Native	276
	Not Assigned	366
Ethnicity	Hispanic or Latino	10,975
	Not Hispanic or Latino	4,670
	Not Assigned	366
Household Type	Disabled	1,207
	Elderly	557
	Families	12,290
	Single	1,957
Family Size	1-3	12,698
	4-6	3,108
	7-9	189
	10 or more	12
	Not Assigned	4

III. Non-MTW Related Housing Authority Information (optional)

A. List planned vs. actual sources and uses of other HUD or other Federal Funds (excluding HOPE VI)

Not Applicable.

B. Description of non-MTW activities implemented by the Agency

Supportive Housing

In addition to MTW housing programs, SAHA offers affordable housing linked to accessible supportive services, including mental health, substance addiction, employment, and other support services that provide assistance for families and individuals to live more stable, productive lives. Supportive housing works particularly well for those facing complex life challenges, such as homelessness, HIV/AIDS, prison or jail release, and/or mental illness.

SAHA is committed to reducing homelessness in San Antonio through programs that provide affordable quality housing for homeless individuals and families. In an effort to provide quality assistance, the agency partners with non-profit organizations and Continuum of Care (CoC) that offer services to address issues that affect client quality of life.

Below is a brief description of the agency's non-MTW supportive housing programs:

Moderate Rehabilitation & Single Room Occupancy (Mod-Rehab & SRO) Program- provides rent subsidy payments to private property landlords for select rental units that have been rehabilitated under this program. Subsidies provide housing assistance to homeless families and individuals as they transition into affordable housing. There are a total of 355 vouchers, 267 vouchers for families and 88 vouchers for individuals.

Shelter Plus Care (S+C) - provides rental assistance and supportive services for homeless families and individuals with disabilities, primarily those with serious mental illnesses, chronic problems due to alcohol or drug dependencies, and acquired immune deficiency syndrome (AIDS) or related diseases. There are 101 vouchers committed to SPC.

Mainstream – provides rental assistance for elderly and disabled households. Currently, there are 100 vouchers authorized for this program.

HUD- VASH- serves homeless veterans by combining the HCV rental assistance program with case management and clinical services provided by Veterans Affairs medical centers. There are presently 410 families authorized for assistance under this program.

Disaster Housing Assistance Program (DHAP) Ike – provides rental assistance and case management services to families who were displaced by Hurricanes Gustav and Ike. This program ended in December 2011.

Disaster Voucher Program (DVP) - provides rental assistance to families who were on the voucher program before they were displaced by Hurricanes Katrina and Rita. This program ended in January 2012.

Homeownership Program

By partnering with local banks and mortgage lenders, SAHA has been able to offer three homeownership programs: Section 8, Section 24, and Section 32. All programs offer homebuyer counseling and assistance with down payment and closing costs.

- The Section 24 homeownership program helps low to moderate income families purchase townhomes at a designated SAHA development, Artisan Park. This program is open to SAHA residents and participants as well as the general public. Currently, there are 4 townhomes under contract.
- The Section 32 homeownership program helps low to moderate income families purchase SAHA-owned homes. This program is open to SAHA residents and participants as well as the general public. This fiscal year, four families have participated in the Section 32 homeownership program, two of whom have purchased a home and two are under contract.

New Development

Currently, SAHA is completing several activities that will increase the supply of affordably-priced housing in San Antonio by 479 units, of which at least 115 will be units reserved for families at 30% of AMI. These activities include development and acquisition of new housing, completion of development projects planned within the next two years (including Sutton Oaks II, San Juan III, the build-out of Victoria Commons, and Wheatley Courts) and concept testing for additional projects that may be built in the next three to five years. As of August 20, 2012, an estimated \$9.7 million in Replacement Housing Factor Funds will be used, as well as other funding sources such as Low Income Housing Tax Credits to complete this work.

The following are projects positioned for development and acquisition for the 2012-2013 fiscal year.

San Juan III - The third and final phase of the San Juan redevelopment project will include 252 multi-family, mixed-income units consisting of one-, two-, three-, and four-bedroom units. Current plans project that 25% will be public housing, 12.5% will be committed to project based vouchers, and the remainder will be affordable serving families at 60% of AMI or below. This mixed finance project will utilize 4% tax credits and tax exempt bonds, as well as \$4 million in Replacement Housing Factor Funds and \$848,870 in City HOME funds. An additional \$1,351,130 in City HOME funds has been requested and is currently pending approval by City Council. In addition, the development will be built to meet BSAG Level II certification.

Leigh Street Homes - SAHA is developing 11 new construction, for-sale single family homes with HUD HOME funding administered by the City of San Antonio Grants Monitoring and Administration Department. These homes will be affordable to first-time homebuyers with incomes at or below 80% AMI. These homes will comply with the *SAHA Affordable Housing Preservation and Expansion Policy* in that they will comply with Public Housing Homeownership income limits and meet requirements for a BSAG Level II sustainability certification. SAHA expects the first affordable home closing in January of 2014 and HOME contract close-out by March 31, 2014.

Choice Neighborhoods Initiative

The Choice Neighborhoods Program employs a comprehensive approach to neighborhood transformation. The program is designed to transform neighborhoods by revitalizing severely distressed public and/or assisted housing, and investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

In March 2011, SAHA was selected to receive a fiscal year 2010 Choice Neighborhoods Initiative Planning Grant, for the revitalization of the Wheatley community. A HUD FY2012 Choice Neighborhoods Implementation grant application was submitted in April and funding is currently pending. The total funding requested is \$29,750,000 over five years.

The housing vision is centered on the targeted site, Wheatley Courts, and a nearby mixed-income community, Sutton Oaks. SAHA's plan will result in one-for-one replacement of the public housing units and will ensure long-term affordability in a diverse, mixed-income community.

Wheatley Courts – The redevelopment of the 246-unit Wheatley Courts will be a multi-phased project that will convert an obsolete, inefficient, inaccessible, and unsafe public housing site into a 305-unit, high quality, mixed-income community. The Master Plan calls for two multi-family phases and one senior development on site, along with a new community center. It will

also include one 78-unit multi-family off-site phase. All 246 public housing units demolished in the plan will be replaced, one-for-one, within the Choice Neighborhood target site.

Sutton II – The second phase of this development aligns with SAHA’s priorities to preserve its affordable housing stock and provide continued affordable housing for the citizens of San Antonio. It will feature 208 multi-family units including: 49 public housing units, 113 affordable units, and 46 market rate units. The new development will be constructed as a Build San Antonio Green (BSAG) Level II (comparable to LEED for Homes Certified Silver level home), near Fort Sam Houston in City Council District 2. The development will include one-, two-, three-, and four-bedroom floor plans. Construction is tentatively scheduled to begin in October 2012, with a projected completion of December 2013. The estimated total development cost is \$29.5 million.

As part of the Choice Neighborhoods Initiative, SAHA has worked and will continue to work extensively with local partners to employ the comprehensive approach to neighborhood transformation. In response to community needs and residents’ interests in seeking work, a particular emphasis will be on expanding job readiness, training and placement programs through SAHA’s Moving to Work Program, Goodwill Industries’ Good Careers Academy, and St. Philips College. Improved access to health care and services aimed at improving residents’ health will occur through expansion of a Metro Health clinic, better connection to the Frank Bryant Health Center, and programmed green spaces around the neighborhood. United Way’s Eastside Promise Neighborhood (EPN) will implement cradle to college/career programs for children, youth and adults. Urban Strategies’ case management team will coordinate closely with the EPN team to ensure that family supports enhance comprehensive educational efforts and create a community of Choice. Public safety will be improved by more consistent, positive communication between law enforcement and residents.

Energy & Water Conservation and Operational Efficiencies

SAHA is committed to reducing its carbon footprint and conserving water. As outlined in SAHA’s Preservation and Expansion Policy, the agency is committed to developing its own construction and materials standards, meeting BSAG II on all development and redevelopment projects, and incorporating sustainable concepts and practices.

SAHA has taken great strides to increase efficiency in our current portfolio in the last two years by partnering with CPS Energy, Alamo Area Council of Governments, Honeywell, Build San Antonio Green, the City of San Antonio, and San Antonio Water System.

SAHA's partnership with CPS Energy is noteworthy as the two agencies will be working together to achieve greater operational efficiencies. SAHA will be part of a pilot program to receive electronic images of bills, rather than paper bills. The agency plans to expand the use of the CPS Energy Property Manager Portal, for more timely identification of move-ins and move-outs by residents; streamline billing with the use of collective billing for over 10,000 accounts; and issue payments to CPS energy through the banking format with the accompanying addenda file. All of these future plans will allow for greater operational efficiencies.

Energy and water conservation work that has been completed in the last two years includes:

- Weatherization of 12 public housing communities and various scattered sites (William Sinkin, Matt Garcia, Frank Hornsby, H.B. Gonzalez, George Cisneros, Highview, Sun Park, Westway, T.L. Shaley, Midway, Riverside, and Village East)
- Two elderly and disabled communities in the public housing and non-profit portfolios (Mirabella and Lewis Chatham) have been revitalized to meet the Build San Antonio Green (BSAG) certification.
- Peak Saver thermostats have been installed in nine family communities in the non-profit portfolio (Dietrich, Claremont, Warren House, Homestead, La Providencia, Castlepoint, Churchill Estates, Encanta Villa, Bella Claire)
- Water retrofits have been completed and include
 - Replacement of all non-profit portfolio toilets, showerheads, and aerators
 - 184 Free Tier III washers for two non-profit communities (Courtland Heights and Towering Oaks)
 - 270 washers in third-party managed non-profit portfolio were replaced with Tier III washers
 - Toilet retrofits were completed for 25% of Alazan-Apache
 - Xeric garden installation at Lewis Chatham
 - Cistern installed at Cisneros for irrigation

Currently, SAHA is working on the following efficiency projects:

- Weatherization of non-profit elderly and disabled sites through the Save for Tomorrow Energy Plan (STEP) program
- Peak Saver Thermostat installation at eight family non-profit sites (Woodhill, Courtland Heights, Towering Oaks, Monterrey Park, Villa De Valencia, Regan West, Springhill I and II)
- BSAG retrofit at Marie McGuire
- BSAG Multi-family Level Two at Sutton Oaks II

- Water Retrofits for seven public housing communities (Glen Park, Kenwood Manor, Kenwood North, T.L. Shaley, Williamsburg, Linda Lou, and Riverside)
- Xeric garden installation at O.P. Schnabel

SAHA is currently establishing a baseline and has set a goal to reduce energy consumption and water consumption by 20% in the next two years. To achieve this, future efforts will include:

Energy

- Continuing the STEP program for qualified properties
- Continue Peak Savers through public housing Family sites for qualified properties
- Energy Rating of all SAHA portfolio
- Increase tree canopy on SAHA properties
- Continue efforts with CPS Energy for no or low-cost energy audits
- Continue partnerships and identifying free or grant-funded upgrades for energy efficiency

Water

- Continue water retrofit at remaining Public Housing properties
- Convert functional irrigation systems in non-grass zones to drip
- Increase Xeric, low maintenance landscapes
- Decrease turf
- Increase water catchment systems
- Continue partnerships and identifying free or grant-funded upgrades for water conservation
- Identify large properties with abandoned sprinklers for SAWS to pull out and cap, ensuring SAHA is not being inadvertently charged for abandoned sprinklers and the related meters

IV. Long-term MTW Plan (Optional)

In January 2012, the San Antonio Housing Authority (SAHA) embarked on a long-term agency strategic planning process known as Plan.Build.Live. that actively engaged the broader San Antonio community to: establish a shared understanding of SAHA's mission; create a shared vision for the future; and identify clear goals and priorities to help advance the agency toward its vision for 2020.

The resulting strategic plan was developed over a five-month period through planning sessions with SAHA’s Board of Commissioners, senior team, staff, residents, landlords, and other community stakeholders.

On June 25, 2012, the Board of Commissioners formally approved the final Strategic Plan. The core of the plan has three elements: a new vision for the agency, a new mission statement, and a set of six strategic goals. Taken together, these elements generally describe SAHA’s core business as the administration of Section 8 funds, management of public and affordable housing, and development of new mixed-income housing. SAHA also has a responsibility to create and maintain strategic partnerships with social service providers, educators and employers to empower residents to achieve economic stability.

Vision: Create dynamic communities where people thrive.

Mission: Provide quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.

SAHA’s MTW status is integrated into the Strategic Plan in a number of ways. At the Goal level, the three statutory MTW goals align with the six Strategic Plan goals. At the Objective level, one objective under Goal 5 “Transform core operations” speaks specifically to “Leverage MTW designation to transform core operations.” At the Action level, each MTW Activity is directly incorporated into the Strategic Plan as specific action items under the “Leverage MTW designation” objective.

Strategic Goals

To achieve its vision and fulfill its mission, SAHA will focus its financial and human resources to implement the following six (6) strategic goals:

1. Empower and equip families to improve their quality of life and achieve economic stability.
2. Invest in our greatest resource – our employees – and establish a track record for integrity, accountability, collaboration and strong customer service.
3. Preserve and improve existing affordable housing resources and opportunities.
4. Strategically expand the supply of affordable housing.
5. Transform core operations to be a high performing and financially strong organization.
6. Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents.

V. Proposed MTW Activities: HUD Approval requested

Describe any activities that were proposed in the Plan, approved by HUD, but not implemented, and discuss why these activities were not implemented.

FY2012-11 – Local Project Based Voucher (PBV) Program for Former Public Housing Residents

In April 2012, after many months of research and preparation, SAHA submitted an application to HUD for the conversion of 333 units from Public Housing to PBV. The units are located at four sites as follows: Villa Veramendi (166 units), Morris C. Beldon (35 units), Cross Creek (66 units) and L.C. Rutledge (66 units).

HUD has indicated that the application will not be approved because it does not meet the measures of some of the most recent program changes, as listed in a February 2012 PIH Notice. HUD would prefer that SAHA submit an application under its new Rental Assistance Demonstration (RAD) program. SAHA will be closing this activity out.

Impact	Metric	Baseline	Benchmark	2012 Result
Maintain households served previously by public housing	Occupancy Rate of PBV converted units	Currently SAHA has zero PBV converted units and no occupancy rate	SAHA will maintain the occupancy rate of residents residing in converted PBV units at 97%-100%	To be closed out next fiscal year
Maintain households served previously by public housing	Number of public housing units impacted by PBV conversion	Zero public housing units are currently impacted by PBV conversion	Year 1 of implementation, SAHA will have (333) public housing units converted to PBV.	To be closed out next fiscal year
Maintain households served previously by public housing	Total amount of PBV tenant revenue	Currently SAHA has zero PBV tenant revenue	SAHA projects about \$1.9 million in tenant revenue as a result of complete PBV implantation- that will be invested	To be closed out next fiscal year
Maintain households served previously by public housing	Retention Rate former public housing residents in PBV converted units	Zero public residents currently reside in PBV converted units	SAHA will retain at least 75% of former public housing residents in PBV converted units	To be closed out next fiscal year

Challenges: SAHA’s application was not approved by HUD. Currently, SAHA is exploring RAD and determining how the program can assist SAHA in preserving affordable housing at the four sites selected for local project-based vouchers.

Data Collection Methods: Not applicable. This activity was not implemented and will be closed out.

Authorizations: The proposed activity is authorized by Attachment C, Section D.7. 0.

VI. Ongoing MTW Activities

FY2011-1 - Block Grant Funding with Full Flexibility

SAHA will combine the Public Housing Operating Subsidy, Capital Fund Grants, and Housing Choice Voucher Program Subsidy under a single fund block grant effective July 1, 2010.

The block grant funding with full flexibility will allow SAHA to continue to serve at least the same number of households below 50% AMI. This fiscal year, SAHA determined that a more detailed approach to tracking this activity will allow a more thorough evaluation of our success in serving the same number of households pre- and post-MTW designation and block grant funding. SAHA will now report on the total number of households served at the end of the fiscal year disaggregated by household size, AMI category, and housing program.

Impact	Metrics	Baseline	Benchmarks	Results
Maintain Proportion of households served that are below 50% AMI	Percentage of households served under MTW below 50% AMI	The percentage of residents served pre-MTW below 50% AMI	SAHA will continue to serve the same # of households by household size and at least 75% will be very low income	As of June 30, 2012 (pulled on July 10, 2012) HCV: 98% (12,231) As of June 30, 2012 (pulled on July 2, 2012) PH: 98% (5,819)
Assist substantially the same number households or more with MTW as baseline and benchmark	# of households assisted	The # of households pre-MTW +/- changes in housing stock or programs unrelated to MTW	SAHA will continue to assist substantially the same number of households with MTW as baseline. FY2011 Adjusted MTW HCV: 11,571 PH: 5,940	As of June 30, 2012 (pulled on July 10, 2012) HCV: 12,523 As of June 30, 2012 (pulled on July 2, 2012) PH: 5,936

Public Housing Households Served: Households below 80% AMI								
FY2012 Income Limit Bexar County	No. of Persons							
	1	2	3	4	5	6	7	8 or more
Extremely Low-Income (<30%)	\$12,800	\$14,600	\$16,450	\$18,250	\$19,750	\$21,200	\$22,650	\$24,100
	2378	676	869	647	360	184	61	32
Very Low-Income (30% to < 50%)	\$21,300	\$24,350	\$27,400	\$30,400	\$32,850	\$35,000	\$37,700	\$40,150
	212	158	105	68	36	19	6	8
Low Income (50% to < 80%)	\$34,100	\$38,950	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250
	25	34	22	11	4	1	3	2

MTW Voucher Households Served: Households below 80% AMI								
FY2012 Income Limit Bexar County	No. of Persons							
	1	2	3	4	5	6	7	8 or more
Extremely Low-Income (<30%)	\$12,800	\$14,600	\$16,450	\$18,250	\$19,750	\$21,200	\$22,650	\$24,100
	3551	1521	1767	1556	977	465	165	96
Very Low-Income (30% to < 50%)	\$21,300	\$24,350	\$27,400	\$30,400	\$32,850	\$35,000	\$37,700	\$40,150
	374	535	483	392	175	111	43	20
Low Income (50% to < 80%)	\$34,100	\$38,950	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250
	26	75	82	53	24	12	3	1

Challenges: None. SAHA has met the benchmarks in both metrics. SAHA will continue to monitor the variations in households by household size to ensure the agency serves substantially the same number of households as the MTW baseline.

Data Collection Methods: Data Collection for this activity has changed to reflect the total number of households to include household size and AMI level.

FY2011 method: HUD's Methodology Baseline Calculation and internal reports. No internal reports were available for June 30, 2011, so a range of dates were sampled to arrive at a percentage range.

FY2012 method: For Public Housing, a 50058 Ad Hoc report was pulled on July 2, 2012 for PIC occupancy as of June 30, 2012. For Housing Choice Voucher Program, an Active Participant report was pulled on July 10, 2012 from an internal live database used for VMS reporting to reflect active residents as of June 30, 2012. Both reports were then aggregated to track households by household size and AMI category.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility).

FY2011-1a – Promote Education through Partnerships

This activity has grown from one partnership to many, expanding the potential number of participants and the scope of activities. SAHA has been able to increase the number of partners without altering the impacts, metrics, baselines, or benchmarks of this activity. The activity remains focused on promoting education through any and all available partnerships.

Originally, SAHA had partnered with Alamo Colleges' *Gateway to College* program, on a pilot that promoted education among public housing and HCV residents between the ages of 19 to 24. The program facilitated the attainment of a high school diploma, college credits toward a certificate program or an associate's degree, and credits toward two years of college in preparation for continued education at a four-year institution. *Gateway to College* provided tuition, books, and transportation assistance. In addition, participants were assigned a resource specialist, who guided, advised, encouraged, and celebrated their successes. *Gateway to College* helped students who had dropped out of high school, or who were at risk of not graduating, to earn a high school diploma while also earning college credits.

During the first plan year (FY2011), this activity had much success with 54 participants receiving high school diplomas or certificates and 115 participants receiving on-the-job training. Although there was proven success, SAHA's partnership pilot program with Alamo Colleges' *Gateway to College* program ended in 2012, a result of a change in the program's structure by Alamo Colleges. This change limited the program to one campus, making it not accessible to the anticipated number of SAHA participants. SAHA will maintain partnership with Alamo Colleges and is currently trying to address the accessibility issues.

In this fiscal year, SAHA has focused on developing new partnerships to promote education. The target population in FY2012 was expanded to include not only the *Gateway to College* pilot program age group (19-24 year olds), but all residents 16 years or older served through the public housing and assisted housing programs. This expanded target population provided the flexibility for SAHA to continue the promotion of education while developing new partnerships.

New partnerships include:

- **Margarita R. Huantes Center:** This partnership, formed in the fall of 2011, allows SAHA access to the Career Advancement Resources and Educational Services (C.A.R.E.S.) workforce development program. The program is a free, 6-week, 40 hour per week, education process where candidates are empowered to acquire and retain employment. As of June 30, 2012, 26 participants were enrolled in this program.
- **Alamo Colleges Economic and Workforce Development Department:** This partnership was formed in the fall of 2011 and provides access to the Health Professions Occupations Grant (HPOG). Under this grant, seven classes or sessions have been

proposed to train up to 20 housing program participants in each class/session. Alamo Colleges will provide tuition, books, and other supplies for on-the-job training. As of June 30, 2012, there were 19 participants. SAHA staff is actively recruiting for the next class to be scheduled in August 2013.

Impact	Metrics	Baseline	Benchmark	2012 Results
Increase High School completion rate	High School Diploma Completion	0 Participants	50 participants will complete high school or receive their GED by end of year 1	15 adult residents received HSD 34 adult residents received GED
Increase certification completion rate	Certificate Completion	0 Participants	25 participants will complete certificates by end of year 2	7 adult residents completed higher education 19 adult residents completed vocational training 37 adult residents completed certification courses
Increase job training	Job Training Completion	0 Participants	25 participants will complete job training by end of year 2	76 adult residents are currently participating in job-training 43 have completed training

Challenges: The *Gateway to College* pilot program provided SAHA the opportunity to exercise the full flexibility of its block grant funding. As a result of MTW flexibility, SAHA is able to continue this activity in the next plan year despite the dissolution of the pilot program. In the next plan year, SAHA plans to focus this activity on education, specific to youth in public and assisted housing programs. SAHA will maintain and develop partnerships that will promote educational opportunities.

Data Collection Methods: TAAG database, and FSS monthly reporting spreadsheets.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), specifically Section B1(b)(iii) referencing the provision of housing or employment-related services or other case management activities.

FY2011-1b – Pilot Child Care Training Program

SAHA designed the pilot child care training program to offer child care and after school services at designated family public housing developments. The agency partnered with child care providers, as well as with job training programs, to create a comprehensive child care certification program with an on-the-job training (OJT) component. Residents enrolled in this program obtain training and certification to be able to work in a SAHA/collaborative partnership child care facility and provide child care services to families in the same development. Residents living in the designated pilot properties would then be able to utilize the child care facility if they were participating in the MTW program and were involved in any of the following approved self-sufficiency activities: education (i.e., GED, college, learning seminars), job training, employment, or job seeking.

To implement this activity, SAHA actively engaged in partnerships with Alamo Colleges, Inman Christian Center, Communicare, YMCA and AVANCE daycare. SAHA had also entered into a partnership with Miller Child Development Center, Inc., to provide oversight of the child care centers. Miller Child Development Center has received Rising Star Certification from the State of Texas and has been authorized to receive state subsidy to offset the cost of child care.

The pilot childcare training program ended in the fall of 2011. While the program did have some success in FY2011 in assisting 10 residents in their completion of child care training and certification, there was not enough support for the program to continue. This MTW activity is closed out.

In this fiscal year, SAHA remained actively engaged in other partnerships to provide reduced cost and secured placement for day care services. SAHA plans to maintain these partnerships in order to continue to offer child care services to families receiving housing assistance.

Impact	Metrics	Baseline	Benchmark	2012 Results
Increase the number of families receiving child care services	Families receiving child care services	0 Families	By year two, 40 Families (10 families per development) will receive child care services at the sites	43 families have been referred to Inman Christian Center and the YMCA for reduced daycare services.
Increase employment	Individuals Employed	0 Individuals	By year 2, 50% of residents who completed training will be connected to employment	Year 2, the program was not sustained, and no results.

Challenges: Resident and participant interest in the pilot child care training program was lower than expected. SAHA learned that residents want the opportunity to be engaged in training opportunities that are not necessarily tied to a traditional academic environment. The training and education component of this program was a traditional, semester-long college course dedicated to SAHA residents. Enrollment in the course decreased over the length of the semester and became unsustainable.

Also, SAHA had planned to set up child care centers onsite at the housing developments; however, it was later learned that the housing communities did not have the capacity to support the child care center. Barriers to success included the inability to accommodate the space needed for the center, additional funding for initial setup, and child care licensing.

Data Collection Methods: TAAG database, and FSS monthly reporting spreadsheets.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), specifically Section B1 (b) (iii) referencing the provision of housing or employment-related services or other case management activities.

FY2011-1c – Holistic Case Management Model

The holistic case management model is designed to address barriers to employment for housing program residents and participants. Case Management is provided under the FSS Program, the Elderly/Disabled Services (EDS) Program, and the Jobs-Plus program.

Currently there are 19 case managers providing FSS enrollment, holistic case management, special program administration, and social service assistance to property management. Twenty-seven (27) public housing properties and all HCV households have assigned case managers. Some of the achievements of this activity are:

Individuals were referred to programs and/or received services:

- 118 individuals were assisted with bus passes
- 96 individuals received Money Smart counseling
- 33 individuals received an EIF scholarship
- 50 children are enrolled in a YMCA after-school program
- 22 families out of 43 referred, received child care services
- 51 families out of 62 referred, received utility assistance
- 187 families out of 751 referred, received assistance for rental assistance/government assistance programs/food
- 65 families out of 80 referred, received health services
- 731 families received Christmas gifts from Elf Louise
- 55 families received Thanksgiving turkeys from Rackspace

Opportunities and Events:

- 400 individuals attended the Father's Day event
- 1335 individuals participated in National Night Out activities
- 375 individuals attended the Easter Spring event
- 300 individuals participated in the Tobacco Kick Butts event
- 101 individuals have been awarded bicycles through the Pedaling Your Way to Fitness program
- 15 individuals attended the Father/Daughter Dinner
- 30 individuals participated in the FSS Rap Session
- 12 individuals attended the Young Mothers Opportunity Program
- 72 individuals participated in the Summer Youth Employment Program

- 894 individuals participated in Back-to-School Event activities
- 72 individuals participated in literacy programs
- 115 individuals participated in Girl Scouts
- 21 individuals participated in CAMP Flaming Arrow
- 54 individuals participated as officers in their respective Resident Council
- 29 individuals have been employed as Resident Ambassadors

Impact	Metrics	Baseline	Benchmark	2012 Results
Increase the number of families receiving case management	Number of families receiving Case Management	2,335 families HCV FSS – 408 PH FSS – 405 PH EDS – 1,522 Jobs-Plus – 0	By the end of year 2, an increase of 100 families not currently served under FSS/EDS/Jobs-Plus	2,732 total families HCV FSS – 484 PH FSS – 167 PH EDS – 1,925 Jobs-Plus – 156
Increase the number of families participating in self-sufficiency activities	Number of families participating in a self-sufficiency activity related to job training, employment, or education.	813 families HCV FSS – 408 PH FSS – 405 Jobs-Plus – 0 Other – 0	By year 1, 100 families will be participating in a self-sufficiency activity defined as being related to job training, employment, or education	888 total families HCV FSS – 484 PH FSS – 167 Jobs-Plus – 156 Other – 116 (35 are also in either FSS or Jobs Plus) Resident Ambassadors: 29 Summer Youth Employment Program: 72 Community Coaches: 10 Project Storm: 5

Challenges: While SAHA met the benchmark for increased number of families receiving case management, the agency fell short of the increased number of participants in self-sufficiency activities. There was a significant drop for PH FSS case management services. During this fiscal year, SAHA reviewed the status all of the families enrolled in PH FSS. Families who had not maintained contact with the agency and/or were not actively engaged and making progress were sent letters to assess their continued interest in the program. Families who failed to respond or who requested to not continue in the PH FSS program were closed out. This resulted in a reduction in the number of public housing families enrolled in FSS from 405 to 167. The agency is currently establishing procedures

to determine each family's need for supportive services as they enter public housing and prior to FSS engagement. These assessments will allow SAHA the opportunity to prepare families for FSS participation and maintain full engagement from families once they have begun the FSS contract.

Several changes were made to the metrics of this activity to better reflect the measurement of case management and self-sufficiency activities.

Case management is provided to the family as part of the holistic case management approach. While the results have been reported in the past as families, the metric misidentified them as residents. This has been corrected. Case management is tendered anytime there is a social service need; there is no requirement for a family who receives a social service to be enrolled in FSS or to be engaged in self-sufficiency activities. This year, the Job-Plus program was added to the case management metric as it is a new program offering case management services.

Self-sufficiency activities include any activity that is related to job training, employment, or education. The number of families that are engaged in self-sufficiency activities include those working towards self-sufficiency through the FSS program, as well as those enrolled in other programs that require engagement in self-sufficiency activities, which are activities related to job training, employment, or education. These programs include the Summer Youth Internship Program, Jobs-Plus program, Project Storm, Resident Ambassador Program, and the Community Coaches Program. This year, these programs were added to the baseline for self-sufficiency activities.

There is an important distinction to make between the results for case management services and self-sufficiency services, as the numbers reported for each metric do have some overlap. Families participating in self-sufficiency activities are also receiving case management; however, families receiving case management are not necessarily participating in self-sufficiency activities.

Data Collection Methods: Tracking at a Glance (TAAG) database, Elite, and FSS monthly reporting spreadsheets

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), specifically Section B1 (b)(iii) referencing the provision of housing or employment-related services or other case management activities.

FY2011-1d – Resident Ambassador Program

The resident ambassador program encourages resident participation in outreach and promotion for education, job-training, employment, and community building activities. The ambassadors' purpose is to inform and motivate fellow residents to participate in self-sufficiency activities. Under this activity, residents were provided with a stipend for the following activities:

- Promoting self-sufficiency activities
- Co-organizing community building events
- Providing grassroots outreach by distributing flyers and talking with neighbors
- Serving as mentors to other residents

In year two of this activity, there were two significant changes: (1) the relationship between SAHA and resident ambassadors and (2) the addition of the Job-Plus *Community Supports for Work* program.

1. Relationship between SAHA and resident ambassadors: The residents were no longer compensated through stipends. Instead, SAHA hired residents as part-time temporary employees. The reason for the change was to promote the employment and training aspect of this activity. Under the redesigned activity, all participants are expected to adhere to training and professional development plans that include performance evaluations and demonstration of capacity building.
2. Job-Plus *Community Supports for Work* program: This program parallels the ambassador program. Under Jobs-Plus, the ambassadors are referred to as Community Coaches and are expected to apply, compete, and demonstrate growth within the program. This change is reflected in the second metric. This metric originally measured the global participation in self-sufficiency activities. SAHA discovered that this measurement had been repeated in Activity FY2011-1c. As a result, the metric has been changed to reflect the participation of residents as Jobs-Plus Community Coaches.

Impact	Metric	Baseline	Benchmark	2012 Results	
Encourage resident participation while providing employment opportunities	Number of resident ambassadors	0 Participants per selected property	Recruit 5-7 residents per property to become ambassadors	Dr. Charles Andrews	1
				Cassiano	6
				Cross Creek	2
				Francis J. Furey	1
				HemisView	2
				Highview	1
				Lincoln	3
				Mission Park	1
				Pin Oak II	1
				Riverside	1
				San Juan	1
				Scattered Sites	1
				Springhill	2
				Springview	2
				Villa Veramendi	2
West Way	1				
Wheatley Courts	2				
Encourage resident participation while providing employment opportunities	Number of community coaches	0 Participants	Recruit and maintain 6 Coaches at Alazan and 4 Coaches at Mirasol	Alazan	6
				Mirasol	4

Challenges: The 2012 results fell short of the benchmark of five to seven resident ambassadors per property. There are several reasons for this drop. First, the program has experienced a high rate of turnover. Second, some residents opted out of the program after they could no longer receive stipends.

As a result of these challenges, a new strategy was employed to assure that the program would continue successfully. Each ambassador is now assigned the same property caseload as the case managers and floats among properties. This approach has allowed for the full utilization of all ambassadors across more properties and provided a consistent support system for residents. SAHA will revisit the benchmarks for this activity to determine a more appropriate goal for future plan years.

Data Collection Methods: Tracking at a Glance TAAG database, Elite, and FSS monthly reporting spreadsheets

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), specifically Section B1 (b) (iii) referencing the provision of housing or employment-related services or other case management activities.

FY2011-1e – Preservation and Expansion of Affordable Housing

During the 2010-2011 fiscal year, SAHA adopted an Affordable Housing Preservation and Expansion Policy that establishes the principles, goals, priorities, and strategies to preserve and expand the supply of high quality, sustainable, and affordable housing in San Antonio. Multiple financing sources will be used to achieve the goals for preservation and expansion. Capital improvements to existing properties will be made to extend the life of a property, improve livability, and decrease operating expenses. Expansion will be done in areas that achieve multiple community goals and include deeply subsidized housing.

As such, SAHA proposed to utilize MTW's flexible use of funds to preserve and expand housing for low-income families. SAHA has several communities in pre-development, including San Juan Square III, a mixed-income community of 252 units for individuals and families. The property will consist of newly constructed units at 60% of AMI or below, and will dedicate at least 51 units as public housing for residents with incomes at or below 30% AMI.

Construction begins in October 2012 for Sutton Oaks II, a new mixed-income, multi-family community, consisting of 208 units, of which 49 will be public housing. SAHA will also develop 11 affordable single family houses as part of its Leigh Street Homes phase for Victoria Commons. These homes will be sold to first-time homebuyers with incomes at or below 80% of AMI.

The agency has also developed a Transformation Plan for the Wheatley Courts development. The plan proposes 383 units, of which 242 units will be reserved for families at 30% of AMI. A HUD FY2012 Choice Neighborhoods Implementation grant application was submitted in April and funding is currently pending. In March 2011, SAHA received a Choice Neighborhoods Planning grant and the agency is now implementing activities in the plan.

The agency also plans to expand its low-income housing inventory through the acquisition of existing properties or by converting affordable or market rate units to public housing. The Agency is evaluating an acquisition of units from its affordable properties. Due to the difficult financing environment, the construction phases of several projects are pending additional funding. SAHA is identifying three to four tax credit properties for refinancing and/or additional tax credits for re-development and/or capital investment.

Impact	Metrics	Baseline	Benchmarks	2012 Results
Increase housing choices	Number of public housing units replaced for other low-income housing units.	0 public housing units replaced or other low-income housing units produced using MTW funding flexibility	By the end of year 2 , produce 300 replacement public housing or other low-income housing units	In FY2011, SAHA replaced 247 public housing or other low-income housing units through new construction. Year 2 of this activity was utilized for conceptual planning and securing funding- no new public housing units were added.

Challenges: SAHA fell short of the benchmark for 300 replacement units of public housing by the end of year two. Due to the current difficult financial environment, projects now require multiple funding sources, which result in a longer planning process.

Data Collection Methods: Data on the completion of new units/developments will be collected on a standard format and tracked in a central location via computer. The timing of future projects’ planning and construction phases will also be tracked.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), specifically Section B1(b)(ii) referencing the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing, and Section B1(b)(vii) referencing the preservation of public housing and/or Housing Choice Voucher units; MTW Agreement Attachment D (Use of MTW Funds for Local, Non-Traditional Activities).

FY2011-2 – Simplify and Streamline HUD Approval Process for the Development, Redevelopment, and Acquisition of Public Housing

This activity simplifies and streamlines the HUD approval process in accordance with HUD’s Proposed Rule for the “Streamlined Application Process in Public/Private Partnerships for Mixed-Finance Development of Public Housing Units” as published in the Federal Register on December 27, 2006. The anticipated cost savings, a result of reduced development costs and quicker predevelopment processing, would be invested in creating additional housing options. SAHA has dedicated two plan years to reviewing recent development projects to identify streamlining opportunities, as well as evaluating key decision points against proposed project timelines to identify points of consolidated decision-making. Initial findings are as follows:

1. Reduce average closing time for HUD funded developments

- Give SAHA the ability to self-certify certain documents that are required for new construction, acquisition, demolition and disposition proposals. SAHA can provide “Certification Statements,” signed by the CEO that will shorten the timeframe for HUD’s review process. This will help to reduce the administrative burden incurred by both agencies (PHA and HUD), avoid issues with grant obligation and expenditure dates, as well as other deadlines imposed by various agencies;
- Types of documents for “Certification Statements”: Market Study, Property Survey, Phase I Environmental Site Assessment (ESA), Noise Study, Property Condition Assessment, Management Agreement, Regulatory and Operating Agreement; and
- HUD allows for a waiver on reports that have been completed within the last 5 years of the date of submission of Proposal to HUD (i.e., Market Study, Property Survey, Phase I ESA, Noise Study, and Property Condition Assessment).

2. Reduce expenses for HUD-funded developments

- Reducing the average closing time for HUD-funded developments as described above will indirectly provide a reduction in legal expenses;
- Organize Review Team for proposals (DSNR; Legal; Finance; Property Management; and Section 8);
- Begin project planning processes early to allow time for more thorough and substantive reviews; and
- Review Team provides many of the documents required of a Development Proposal.

SAHA will use this information to guide the implementation of this activity in the following plan year. SAHA is considering policies related to this activity that may not be pursued until approved by an Annual MTW Plan.

Impact	Metric	Baseline	Benchmark	2012 Result
Reduce average closing time for HUD-funded development	Closing Time for HUD funded developments	12 month current average closing timeline for HUD funded developments	Reduce average closing time for HUD-funded developments by 45 days from point of securing funding commitment to closing	Streamlining proposals defined
Reduce expenses for HUD-funded developments	Fees for HUD funded developments	Average fees for mixed income developments that include public housing	By Year 2, reduce expenses associated with HUD-funded developments by 15%	Streamlining proposals defined

Challenges: SAHA has devoted two full plan years to the development of this activity. This fiscal year, the agency was able to identify and define several streamlining opportunities. In the next plan year, SAHA will select one of the proposed streamlining opportunities listed in the report to develop a new MTW activity.

In reviewing this activity, SAHA has changed the second metric to expand the reduction in expenses beyond legal fees. SAHA will focus on reducing all fees associated with HUD funded developments.

Data Collection Methods: Data to be collected and tracked will consist of development costs, co-developer, lender and equity provider, legal expenses, acquisition and new development projects utilizing HUD-funded programs, as well as the time required to close a transaction or move through the pre-development process to closing.

Authorizations: MTW Agreement Attachment C, Sections C7 (Simplification of the Development and Redevelopment Process for Public Housing), C8 (Streamlined Demolition and Disposition Procedures), C12 (Design Guidelines), C13 (Site Acquisition), and C16 (Total Development Cost (TDC) Limits).

FY2011-3 – Biennial Recertification for Public Housing Elderly/Disabled on 100% Fixed Income

In January, 2011, the Elderly and Disabled portfolio of Public Housing began biennial re-certification for all families on 100% fixed income. The actual number of families who participated in the initial round of the program was 789.

Impact	Metrics	Baseline	Benchmark	2012 Results
Reduce staff hours for recertifications	Hours to complete recertification	5,890 staff hours to complete annual recertification	Staff hours reduced by 2,946 hours	Current figures indicate staff hours reduced by 1,578 Hours
Reduce cost of recertification	Cost reduction on recertification process	\$91,295.00 annual cost on recertification process.	Cost reduction by \$45,663.99 in year 1 of implementation	\$48,918.00

Challenges: SAHA reviewed the methods used to calculate the original baseline and benchmark for this activity. As a result, the baseline and benchmark were adjusted to better reflect the reality of staff hours spent on annual certifications. The original baseline figure (4,227) was based on the entire Public Housing portfolio. Since the eligible Public Housing population that was affected by this activity is approximately 2,945 residents, the baseline should reflect 5,890. The total affected participants (2,945) at two hours of processing each totals 5,890 hours to complete all annual re-certifications.

The original benchmark was set using the original baseline and therefore needed to be adjusted as well. The original benchmark figure (8,454) has been adjusted to 2,946 hours by estimating that half of the participants would participate in the biennial recertification process (1,473 participants at 2 hours each).

In 2011, 789 households participated in the Biennial Recertification program. This meant these residents were not processed this year, which saved 1,578 staff hours based on a two hour average process time. The number of households that participated in 2011 was unexpectedly low. The agency has reviewed the implementation of this activity and is currently developing new standard operating procedures to ensure that all eligible residents are being selected for biennial re-certification. The agency anticipates the total number of households participating in FY2013 to increase as a result of the new standard operating procedures. SAHA expects to save more staff hours and meet the benchmark in the next coming year.

Data Collection Methods: A tracking system has yet to be addressed to verify staff time saved. This year, staff was interviewed again to verify accuracy of the amount of time it takes to process a recertification. The conclusion was an average time of 2 hours to

process each recertification. The baseline and benchmark for the cost of recertification was derived using the estimate 2 hour of staff time and the salary for Community Managers and Customer Service Specialists. SAHA will estimate annual results based on the number of recertifications completed. The agency will re-evaluate the data collection method of this metric within the next fiscal year to ensure that it is the most effective and efficient way to track staff hour savings and cost savings related to recertifications.

Authorizations: MTW Agreement Attachment C, Section C4 (initial, Annual and Interim Income Review Process)

FY2011-4 - Streamline Methods of Verification for Public Housing and HCV

While continuing the mandatory use of the Enterprise Income Verification (EIV) report, HCV staff transitioned from the use of third-party verification of income from employers to the use of participant-provided documents. SAHA continues to use oral verifications and/or mailed third-party verification in the event of a discrepancy or if documents appear altered. The agency also employs quality control measures to randomly select participant accounts and require additional verification to ensure the integrity of the verification process. Third-party verification of assets is still required for assets totaling a value of \$25,000 or more.

Many participants were revisiting SAHA to drop-off requests for additional information to complete their recertification. By accepting participant provided documents, SAHA is able to process recertifications in a timelier manner. Prior to streamlined methods of verification, third party verifications had to be mailed and/or the family had to revisit SAHA to drop off additional documentation. Below is a list of the most frequently requested items. Currently, many families are utilizing fax and mail to submit requests for additional information versus coming into the lobby.

- Employment check stubs
- Bank statements
- Absent adult members
- Request for Tenancy Approvals (RTA)
- Lease Non Renewals
- Prescription statements

SAHA has been able to dedicate staff time saved by focusing on the social service needs of each family and providing social service referrals.

Impact	Metrics	Baseline	Benchmarks	2012 Results
Reduce the number of office visits due to requests for additional documentation	Number of requests for additional documentation	13,000 requests for additional documentation	Reduce requests for additional documentation to 12,000	Requests for additional documentation reduced to 5,939 Not Implemented for PH

Challenges: The first metric has been clarified; SAHA is measuring the number of office visits that result from a SAHA request for additional documentation to verify income. In FY2011, SAHA inadvertently reported the metric as office visits, the baseline as participants, and the benchmark as requests for additional documentation. SAHA has always been measuring office visits resulting from a SAHA request for additional documentation. The metric, baseline, and benchmark have been changed to reflect this clarification.

SAHA's intent for this activity was to minimize barriers for applicants and to reduce the amount of staff time associated with document verification. The additional office visits, paperwork, and delayed file processing were key metrics SAHA identified in the planning phases of this activity. Early in FY2012, the metric for cost of paper products and postage was removed as it proved to be an ineffective measurement. It was impossible to determine whether the cost of paper was directly linked to the activity, given sensitivity to factors outside the scope of the activity such as commodity prices and agency policies that favor the use of recycled paper.

SAHA plans to replace this metric with one that evaluates the number of files completed in a timely manner as a result of streamlining methods. One of the challenges to this activity is developing a metric and tracking method that measures the impact without being confounded by other variables. SAHA is working internally to develop a reporting system for this activity.

SAHA plans to implement this activity for the Public Housing program within the next plan year. SAHA recently began strengthening standard operating procedures in the public housing program and is actively working on a standard operating procedure for FY2011-4 and FY2011-5.

SAHA will also be evaluating FY2011-4 and FY2011-5 to determine if these two activities should be combined.

Data Collection Methods: Currently, SAHA staff track the number of office visits manually. The agency is re-evaluating this data collection method and intends to develop an electronic tracking system for office visits.

Authorizations: MTW Agreement Attachment C, Section C4 (Initial, Annual and Interim Income Review Process) and Section D3 (Eligibility of Participants).

FY2011-5 - Requirements for Acceptable Documents for Public Housing and HCV

In addition to streamlining methods of document verification (FY2011-4), SAHA wanted to reduce the number of applicants and participants resubmitting documents for approved extension of voucher, and/or reasonable accommodations. SAHA proposed to change the policy regarding the length of time that applicant/participant provided documents would be valid for verification purposes. Applicant-provided documents dated from 60 to 90 calendar days from the eligibility appointment and participant-provided documents dated from 120 to 180 calendar days from the recertification appointment would be valid.

SAHA has revised its policy to extend the length of time that applicant/participant-provided documents would be valid for verification purposes. Applicant-provided documents dated within 90 calendar days from the eligibility appointment and participant-provided documents dated within 180 calendar days from the recertification appointment would be valid. This did not apply to permanent documents, such as social security cards, birth certificates, and identification cards.

Many participants were revisiting SAHA to drop-off requested additional information to complete their recertification. By extending the length of time applicant and participant provided documents would be valid, SAHA is able to process recertifications and new vouchers in a timelier manner. Prior to the extension, staff was required to visit with the family and reprocess most of the paperwork with the additional documentation. Below is a list of the most frequently requested items. Currently, many families are utilizing fax and mail to submit requests for additional information versus coming into the lobby.

- Employment check stubs
- Bank statements
- Absent adult members
- Request for Tenancy Approvals (RTA)
- Lease Non Renewals
- Prescription statements

SAHA has been able to dedicate staff time saved by reducing office visits and increasing timely completed files to focus on the social service needs of each family and providing social service referrals.

Impact	Metric	Baseline	Benchmark	2012 Result
Reduce the number of office visits due to requests for additional documentation	Number of requests for additional documentation	13,000 requests for additional documentation	Reduce requests for additional documentation to 12,000	Requests for additional documentation reduced to 5,939 Not Implemented for PH
Increase the number of files completed within a timely manner	Number of files completed within 30-45 days of recertification effective date	Recertifications Annual: 12,571 interim: 4,800	Recertifications Annual: 12,571 interim: 4,800	HCV FY12 Recertifications Annual: 10,444 Interim: 4,831 Not Implemented for PH

Challenges: SAHA’s intent for this activity was to minimize barriers for applicants as well reduce the amount of staff time associated with document verification. The additional office visits, paperwork, and delayed file processing were key metrics SAHA identified in the planning phases of this activity. Early in FY2012, the metric for cost of paper products and postage was removed as it proved to be an ineffective measurement. It was impossible to determine whether the cost of paper was directly linked to the activity, given sensitivity to factors outside the scope of the activity such as commodity prices and agency policies that favor the use of recycled paper.

The number of completed annual recertifications fell slightly due to the delayed implementation of the new utility allowances.

The baseline for annual recertifications was revised from 13,000 to 12,571 in both metrics to reflect the number of allocated vouchers. The benchmark for the second metric was also updated. SAHA’s goal is to complete all files within a timely manner.

In the next plan year, SAHA plans to continue the extension of the length of time that documents would be valid for verification purposes for new applicants only. Documents provided by new applicants dated within 90 calendar days (previously 60) from the eligibility appointment will be valid. SAHA will revert back to the 120 day-policy for participant-provided documents. SAHA will adjust the baseline and benchmarks in the next plan year to reflect this policy change.

As noted in FY2011-4 challenges section, SAHA plans to implement this activity for the Public Housing program within the next plan year. SAHA recently began strengthening standard operating procedures in the public housing program and is actively working on a standard operating procedure for FY2011-4 and FY2011-5.

SAHA will also be evaluating FY2011-4 and FY2011-5 to determine if these two activities should be combined.

Data Collection Methods: Currently, SAHA staff tracks the number of office visits manually. The agency is re-evaluating this data collection method and intends to develop an electronic tracking system for office visits. Recertifications are tracked using an internal live database. Reports are pulled using timestamps to calculate timely recertifications. SAHA is developing a method to track recertifications that are completed in a timely manner as a result of this activity.

Authorizations: MTW Agreement Attachment C, Section C4 (Initial, Annual and Interim Income Review Process) and Section D3 (Eligibility of Participants).

FY2011-6 - Commitment of PBV to SAHA-owned or Controlled Units with Expiring Subsidies

SAHA proposed to commit PBV to (1) a development in its affordable mixed-income housing portfolio, and/or (2) privately-owned developments with expiring subsidies, where the commitment of PBV would preserve low-income housing opportunities. SAHA has taken initial steps toward committing PBV to a development in its affordable mixed-income housing portfolio, including:

- Received environmental review from the City of San Antonio and approval from HUD on August 29, 2011
- Engaged CGI Federal to conduct site assessment to establish initial rents and determine rent reasonableness
- Inspections to be conducted and eligibility screening for vouchers to begin in October 2011

The commitment of PBV in privately-owned developments with expiring subsidies will be made through a competitive process that takes into account location and size of units, amenities or services provided, and management record of the owner. The request for proposal has been drafted and implementation has been scheduled for the first quarter of FY 2012-13.

Impact	Metric	Baseline	Benchmark	2012 Result
Increase affordable housing	Number of PBV committed to SAHA affordable housing portfolio.	Zero committed to SAHA affordable housing portfolio. SAHA will monitor the number of PBV units converted to affordable housing portfolio	Up to 181 PBV committed to Springhill Apartments in the first year	As of June 2012, a total of 56 units leased
Increase the number of PBV committed to developments with expiring subsidies	Number of PBV committed to developments with expiring subsidies	Zero PBV committed to developments with expiring subsidies. SAHA will monitor the number of PBV units committed to developments with expiring subsidies	Up to 50 PBV committed to developments with expiring subsidies in the first year, depending on need and merits of proposals	To be fully implemented in coming year. The request for proposal has been drafted.

Challenges: SAHA has successfully committed 181 PBV to Springhill Apartments and leased 56 of these units. The occupancy rate metric reported for this activity has been relocated to FY2011-8 (Revise Mobility Rules for Project-Based Vouchers). The metric was moved for two reasons: (1) it does not effectively measure the success of the commitment of PBVs and (2) it was used to measure a specific initiative related to occupancy stabilization at the Springhill community and should be measured in conjunction with the move-out rate as tracked in FY2011-8.

Data Collection Methods: SAHA tracks the leasing of PBV units using ELITE live database.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility) and Section D7a and D7c (Establishment of an Agency MTW Section 8 Project-Based Program)

FY2011-7 - Remove the Limitation on Commitment of Project-Based Vouchers (PBV) so that PBV May Be Committed to More Than 25% of the Units in Family Developments without Required Provision of Supportive Services

This activity was to be used in conjunction with activity FY2011-6, and would allow SAHA to commit PBV to developments for families in amounts greater than 25% of the units. This will help to preserve affordable housing and provide additional low-income housing opportunities. SAHA may offer some supportive services for these developments, but needs the flexibility not to offer such services for every unit where PBV will be committed. Steps were taken during the first plan year to prepare for implementation of this activity, including securing HUD approvals, securing environmental reviews, and engaging a third-party contractor to establish contract rents.

Impact	Metric	Baseline	Benchmark	2012 Result
Preserve affordable housing and provide additional low income housing opportunities	Number of units project-based above 25% in non-elderly/disabled developments	0	Springhill Total Units: 449 PBV Committed: up to 181	68 units project-based above 113 (25% of total)
Among families living in PBV committed units, maintain relative average family earned income	Average earned income of PBV families to which the exception is applied, relative to others in the same developments	PBV Average family income : \$6,520	Average earned income of PBV families not offered supportive services should be equal or greater than that of other PBV families who were offered supportive services	N/A – the exception was not applied during this fiscal year

Challenges: SAHA was able to leverage resources to offer supportive services to all 56 leased units at the Springhill development during this fiscal year; therefore, SAHA did not use the exception for supportive services. As a result, a comparison of the average earned income among PBV units that were offered supportive services and those were not offered supportive services are not available. SAHA was able to establish a baseline for PBV family average income during FY2012.

SAHA intends to use the exception for supportive services for future PBV leased units at other developments in the agency’s non-profit portfolio. A continuation of this activity is vital as SAHA moves toward 100% occupancy of the current PBV committed units as well as future PBV committed units.

The metric for occupancy rate of communities where PBV is committed was eliminated from this activity for several reasons. First, it was discovered to be a repeated metric in FY2011-6 and FY2011-7. While these two activities were designed to be used in conjunction with each other, SAHA has found that the repetition of this metric not only serves no purpose, but it also does not effectively measure the success of either activity. As noted in the challenges section for FY2011-6, the occupancy rate is now being tracked under FY2011-8.

Data Collection Methods: SAHA tracks the leasing of PBV units and family income using ELITE live database.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), Section D1e (Operational Policies and Procedures), and Section D7a and D7c (Establishment of an Agency MTW Section 8 Project-Based Program).

FY2011-8 - Revise Mobility Rules for Project-Based Vouchers

SAHA proposes that PBV households have priority for the first available tenant-based voucher after two years, rather than one year, of occupancy. This would assist efforts to stabilize occupancy at the first development where PBV will be committed, the Springhill development, as well as other developments where SAHA may commit PBV units. Steps were taken during the first plan year to prepare for implementation of this activity, including securing HUD approvals, securing environmental reviews, and engaging a third-party contractor to establish contract rents.

Impact	Metric	Baseline	Benchmark	2012 Result
Stabilize occupancy rate at PBV developments	Move-out rate of PBV units	Zero PBV units committed to affordable housing portfolio	Move-out rate after second year is significant, but not so high as to undermine project stability (e.g., 10% range)	Springhill Move Out Rate: 5%
Increase occupancy rate where PBV is committed	Occupancy rate of communities where PBV is committed.	FY2011: 67.55% As of June 30, 2011: 69.8%	92-100%	Springhill Occupancy Rate: FY2012: 77.56%. As of June 30, 2012: 86.8%

Challenges: SAHA has moved the occupancy rate metric from FY2011-6 and FY2011-7 to FY2011-8. One of the goals of FY2011 was to stabilize the occupancy at Springhill; therefore, it seems more appropriate to assess the success of the revised mobility rule by measuring occupancy rate along with move-out rate.

SAHA has been successful in minimizing the move-out rate by revising the mobility rule from one year to two years. While the agency fell short on the occupancy rate benchmark, SAHA was able to increase the occupancy rate at this community by ten percentage points between FY2011 (year to date) and FY2012 (year to date) and ended this fiscal year with a nearly 87% occupancy rate.

On July 1, 2012, Springhill will be transferred from SAHA management to a third-party management company. The agency will have less direct control over the overall community occupancy rate but plans to monitor the occupancy rate of this development as part

of an ongoing performance review of the new third-party management company. The management change should not affect the tracking of families who move out after the second year of PBV utilization.

Data Collection Methods: SAHA tracks the move-out rate from PBV units using ELITE live database. Property occupancy rates are pulled from Property Management Monthly Financial Statements.

Authorizations: MTW Agreement Attachment C, Section B1 (Single Fund Budget with Full Flexibility), Section D1b and D1e (Operational Policies and Procedures), Section D4 (Waiting List Policies), and Section D7a and D7c (Establishment of an Agency MTW Section 8 Project-Based Program).

FY2011-9 - Allocate set-asides of tenant-based vouchers for households referred by non-profit sponsors who will provide supportive services to those households

SAHA will allocate set-asides of tenant-based vouchers for households referred by non-profit sponsors who commit to provide supportive services. The set-asides would be for households with specific priority needs, such as those who are homeless. Steps were taken during the first plan year to prepare for implementation of this activity, included soliciting proposals from interested supportive service provider partners, selecting the households to be referred for vouchers, subject to income eligibility and other voucher program requirements, and drafting MOU’s with partners. The partners selected in June are The Center for Health Care Services (CHCS) and San Antonio Metropolitan Ministries (SAMM).

Impact	Metric	Baseline	Benchmark	2012 Result
Increase the number of vouchers committed to nonprofit sponsors who agree to provide services	Number of vouchers committed to nonprofit sponsors who agree to provide services	0 (Zero)	200 vouchers set aside and leased within two years	As of June 30, 2012 CHCS: 32 units leased SAMMS: 32 units leased Total: 64 units
Increase the amount of services provided to households	Cost of services that each family receives	\$0 (Zero)	100% of dollar amount of valued services will be provided	No results for 1 st plan year. METRIC TO BE REMOVED
Increase average earned income	Average earned income of households who are provided housing and services under set-aside vouchers	Average income for 88 units leased in FY2012: \$12,150	10% increase within two years	No results for 1 st plan year. Results will be reported in 2 nd plan year. METRIC TO BE REMOVED
Maintain households served	Percentage Households served that continue to be housed after 2 years	0 (Zero)	90% of households successfully housed after two years	No results for 1 st plan year. Results will be reported in 2 nd plan year.

Challenges: SAHA is well on its way to achieving the utilization of 200 set-aside vouchers within two years. This fiscal year was dedicated to partnership set up and implementation. SAHA plans to remove two metrics in the next plan year. Cost of services and

average earned income will not be reported on as they do not effectively measure the success of set-aside voucher allocation. SAHA will measure the success of this activity by the number of vouchers committed and the number of households served after two years.

Data Collection Methods: SAHA tracks this activity using Section 8 Wip Log, an internal tracking system. Because this activity was not fully implemented until November of 2011, SAHA is still in the process of developing a tracking method for reporting the percentage of households served after two years.

Authorizations: MTW Agreement Attachment C, Section D4 (Waiting List Policies).

FY2012-10 – Biennial Recertification for HCV Elderly/Disabled Participants on 100% Fixed Income

All HCV participants of the San Antonio Housing Authority must complete annual recertifications of their family income and composition. Documentation shows that elderly and disabled participants experience minimal income changes each year. Typically the only change is a result of a cost of living increase from the Social Security Administration. The inconvenience to the elderly and disabled residents for these annual reviews may pose a physical burden as well as take up valuable staff time. SAHA proposed to conduct biennial recertification for elderly/disabled HCV participant households that are on 100% fixed income. SAHA may initially use random selection methods and tools to select elderly and disabled voucher participants in scheduling recertifications. Half of the HCV participants will be on a two year recertification cycle starting in the first year and the remainder will be on a two year cycle starting in the second year of program implementation. Every family will have the option of interim recertification at any time if there is a change in family composition, reduction in income or an increase in medical expenses. Modifying the recertification practice of HCV participants to once every two years will allow staff more time to provide much needed case management services to the elderly and disabled residents and to focus on customer service initiatives.

Impact	Metrics	Baseline	Benchmarks	2012 Results
Reduce staff hours for recertifications	Hours to complete recertification.	5,069 staff hours to complete annual recertification.	Staff hours reduced by 2,534 hours	Results will be available in September 2012
Reduce cost of recertification	Cost reduction on recertification process	\$76,592.59 annual cost on recertification process.	Cost reduction by \$38,288.74 in year 1 of implementation	Results will be available in September 2012

Challenges: The implementation of Biennial recertifications for HCV elderly and disabled families on a fixed income began with the January 2012 annual recertifications seen in October 2011. Participants with other sources of household income, except for food stamps and TANF are not eligible for biennial recertification.

Effective March 2012, SAHA moved from 90 to 120-day recertification process. As of June 1, 2012, 2,238 participants have qualified for biennial recertifications. The determination of cost savings and reduced staff time to complete annual recertifications will begin with the September 2012 appointments for January 2013 recertifications.

Data Collection Methods: The baseline and benchmark for staff hours was estimated using a standard of one staff hour for each recertification of households who are eligible for biennial recertifications. SAHA will use the 1 hour estimate and the total number of recertifications to calculate results. Recertifications are tracked using an internal live database, ELITE. The baseline and benchmark for the cost of recertification was derived using the estimate 1 hour of staff time and the average hourly salary. SAHA will estimate

annual results based on the number of recertifications completed. The agency will re-evaluate the data collection method of this metric within the next fiscal year to ensure that it is the most effective and efficient way to track staff hour savings and cost savings related to recertifications.

Authorizations: MTW Agreement Attachment C, Section C4 (Initial, Annual and Interim Income Review Process) and Section D3 (Eligibility of Participants).

VII. Sources and Uses of Funding

A. List planned vs. actual sources (Operating, Capital, and HCV) and uses of MTW Funds (excluding HOPE VI). Provide a narrative description of any major changes from approved MTW Plan

As a block grant agency, SAHA combines Public Housing, Housing Choice Voucher Program and Capital Fund Program (CFP) resources into a single fund with full funding flexibility. The table below details SAHA's planned and actual sources and uses of funds for the fiscal year ending June 30, 2012.

Sources of MTW Funds include the following:

- HCV Block Grant funding from HUD
- Public Housing Operating Subsidy from HUD
- Public Housing Rental and Other Income represents amounts collected from residents of our Public Housing communities for rents and other miscellaneous charges
- Public Housing Capital Grants from HUD
- Replacement Housing Factor Grants from HUD (these funds were inadvertently included as MTW Sources in the approved 2012 MTW Plan but were not drawn for MTW uses)

Uses of MTW Funds include the following:

- Salaries and Benefits, Repair Maintenance, Utilities, Protective Salaries (Security Services), Insurance, and Other Expenses represent the combined operating costs for Public Housing and Housing Choice Voucher Program.
- HAP Expense for the HCV Program identifies the payments to landlords.
- The CFP funds include activities related to the preservation and expansion of affordable housing.
- Compliance Programs include costs related to the assurance of compliance with federal regulations for all programs which foster self-sufficiency.
- Self-Sufficiency activities include job training, child care training and assistance, transportation assistance, co-location of agencies, training for staff for implementation of holistic case management model, as well as wages for the Resident Ambassador Program.

Consolidated Sources and Uses of MTW Funds		
Fiscal Year Ending June 30, 2012		
SOURCES		
	Actual	Proposed
HCV Block Grant (HAP & Administrative Fees)	\$95,318,364	\$98,790,042
Public Housing Operating Subsidy	\$22,732,955	\$17,686,716
Public Housing Rental & Other Income	\$12,567,371	\$12,312,557
Public Housing Capital Grants	\$9,916,183	\$15,721,526
Replacement Housing Factor Grants	\$0	\$7,982,722
TOTAL SOURCES	\$140,534,873	\$152,493,563
USES		
Salaries & Benefits	\$15,217,466	\$15,731,083
Repair & Maintenance	\$9,381,230	\$4,734,102
Utilities	\$5,681,355	\$5,300,731
Protective Salaries	\$555,417	\$537,521
Insurance	\$1,295,195	\$1,151,684
Other Expenses, Including Management Fees & Consulting Fees	\$13,112,910	\$12,320,954
HAP Expense for HCV Program	\$85,399,397	\$91,618,102
Public Housing Capital Grants	\$9,916,183	\$15,721,526
Replacement Housing Factor Grants	\$0	\$7,982,722
Capital Uses of MTW Reserve Funds (net of Self Sufficiency & HCV Activities)	\$0	\$5,100,000
Compliance Programs	\$333,956	\$458,074
Self-Sufficiency Activities including Grant Matching Funds	\$835,321	\$800,000
TOTAL USES	\$141,728,430	\$161,456,498
TRANSFERS, RESERVES & NET INCOME		
MTW Reserve Drawdown/(Buildup)	\$1,193,557	\$8,962,936

B. List planned vs. actual sources and uses of State or local funds

SAHA is not a recipient of State or Local Funds.

C. If applicable, list planned vs. actual sources and uses of the COCC

Sources and uses of the COCC include activities related to the management of the Public Housing, Housing Choice Voucher Program, and Capital Fund Programs.

Consolidated Sources and Uses of Central Office Cost Center		
Fiscal Year Ending June 30, 2012		
SOURCES		
	Actual	Proposed
Contract Billing	\$1,716,903	\$1,395,300
Other Revenue	\$350,937	\$301,561
Management Fee	\$6,286,262	\$5,733,589
Bookkeeping Fee	\$1,956,135	\$1,830,744
Asset Management Fee	\$1,064,240	\$1,034,400
CFP Management Fee	\$915,474	\$799,055
Fee for Service	\$1,086,289	\$1,807,545
TOTAL SOURCES	\$13,376,240	\$12,902,194
USES		
Salaries and Benefits	\$8,989,662	\$10,038,825
Repair & Maintenance	\$258,301	\$271,084
Utilities	\$216,843	\$269,666
Protective Salaries	\$217,052	\$213,527
Insurance	\$187,457	\$130,328
Other Expenses	\$1,936,378	\$2,896,986
TOTAL USES	\$11,805,693	\$13,820,416
NET INCOME/(LOSS)	\$1,570,547	(\$918,222)

Notes: "Protective Salaries" refers to security services

D. If using a cost allocation or fee-for-service approach that differs from 1937 Act requirements, describe the actual deviations

Not Applicable.

E. List or describe planned vs. actual use of single-fund flexibility

SAHA combines the public housing, HCV Program and capital fund resources into a single authority-wide funding source with full funding flexibility. SAHA has used the single fund block grant to provide funding for:

- Operating fund subsidies to the public housing portfolio
- Capital Funds for the public housing portfolio
- HAP payments
- HCV administrative operating costs
- Other MTW Activities
- Development-related activities and planning

F. Optional - List planned vs. actual reserve balances at the end of the plan year

Not Applicable.

G. Optional - In plan appendix, provide planned vs. actual sources and use by AMP

Not Applicable.

H. Initiatives

This section of the MTW report describes other initiatives supported by MTW funding that are not separate MTW activities.

Education Investment Foundation (EIF)

The Education Investment Foundation (EIF) is committed to the development of educational opportunities to help break the cycle of poverty among students who reside in public housing or whose families participate in the voucher programs. The goal of the EIF is to help the under-served youth of our community by providing initiatives designed to promote education and self-sufficiency, and help them emerge as viable and productive members of our society. Over the past year, the EIF issued 33 college scholarships totaling \$34,500, and 110 perfect attendance awards worth \$5,100.

Innovative Funding and Partnerships

SAHA cultivates innovative partnerships and leverages funding to support the agency's MTW initiatives. In addition to the partnerships listed in the MTW Activity sections, other key partnerships include:

Section 3 Landscaping OJT Training Pilot Project

This partnership with R & C Landscaping provides training and employment for public housing residents at two communities, Lincoln Heights and Wheatley Courts. Residents are hired to work on-site as well as off-site.

Communities Putting Prevention to Work (CPPW) Health and Wellness Initiatives

Over the past year, SAHA has been an active partner in San Antonio's effort to implement initiatives funded by the Centers for Disease Control's (CDC) Communities Putting Prevention to Work (CPPW), a national initiative designed to reduce chronic disease related to obesity and tobacco. Locally, organizations such as the San Antonio Metropolitan Health District, the San Antonio Food Bank, the Mayor's Fitness Council, and SAHA are partnering to develop initiatives that increase physical activity, promote behavior change and improve people's nutrition. Through this partnership, we have developed several initiatives for our clients, including:

Community Gardens: Residents help build and maintain gardens at their community and share the produce with one another.

HemisView Farmer's Market: An open-air market features produce, meats, artisan breads and more from local vendors.

Ride-to-Own Bicycle Program: In partnership with the City of San Antonio Metropolitan Health District, this program promotes wellness and exercise by providing our residents the opportunity to earn bicycles for their use. A total of 1,000 bicycles were distributed throughout our communities between October 2011 and March 2012.

Walking and Bicycle Trails: Three miles of hike-and-bike trails were developed at five public housing communities, including Alazan-Apache Courts, Cassiano Homes, Lincoln Courts, Springview, and Springhill.

Non-Smoking Policy for Public Housing

SAHA's partnership with the American Cancer Society and American Lung Association has led to the implementation of a non-smoking policy in all public housing communities. Today, all public housing communities are 100% smoke free buildings.

VIII. Administrative

(See Separate Appendix)

IX. Appendix

A. Description of progress on the correction or elimination of observed deficiencies cited, if applicable

Not Applicable.

B. Results of latest Agency-directed evaluations of the demonstration, as applicable

Not Applicable.

C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant, as an attachment to the Report (See Appendix A)

D. Certification that the Agency has met the three statutory requirements (See Appendix B)

Appendix A: Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant

CFP P&E Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP) Part I: Summary		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012			
PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P006501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006 CFP	
Original Annual Statement Reserve for disasters/ Emergencies Performance and Evaluation Report for Period Ending: 12/31/11		Revised Annual Statement (revision no: 6) <input checked="" type="checkbox"/> Final Performance & Evaluation			
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 PH Improvements	\$1,757,905	\$1,757,905	\$1,757,905	\$1,757,905
3	1408 Management Improvements	\$146,897	\$146,897	\$146,897	\$146,897
4	1410 Administration	\$878,952	\$878,952	\$878,952	\$878,952
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$225,146	\$225,146	\$225,146	\$225,146
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$141,329	\$141,328	\$141,328	\$141,328
10	1460 Dwelling Structures	\$2,942,792	\$2,942,792	\$2,942,792	\$2,942,792
11	1465.1 Dwelling Equipment - Nonexpendable	\$353,898	\$353,898	\$353,898	\$353,898
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$149,955	\$149,955	\$149,955	\$149,955
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	9000 Collateralization of Debt Service	\$2,192,650	\$2,192,650	\$2,192,650	\$2,192,650
20	1502 Contingency (may not exceed 8% of line 19)	\$0	\$0	\$0	\$0
21	Amount of Annual Grant (Sum of Lines 2-20)	\$8,789,525	\$8,789,524	\$8,789,524	\$8,789,524
22	Amount of line 21 Related LBP Activities	\$0	\$4,623	\$4,623	\$4,623
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$400,128	\$353,898	\$353,898	\$353,898
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP) Part I: Summary			U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P006501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007 CFP	
Original Annual Statement Reserve for disasters/ Emergencies Performance and Evaluation Report for Period Ending: 12/31/11			Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance & Evaluation		
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations	\$1,806,666	\$1,806,666	\$1,806,666	\$1,806,666
3	1408 Management Improvements	\$40,392	\$40,392	\$40,392	\$40,392
4	1410 Administration	\$903,333	\$903,333	\$903,333	\$903,333
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$1,394,264	\$1,613,493	\$1,613,493	\$1,613,493
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$604,161	\$217,053	\$217,053	\$217,053
10	1460 Dwelling Structures	\$1,956,369	\$2,165,228	\$2,165,228	\$2,165,228
11	1465.1 Dwelling Equipment - Nonexpendable	\$91,999	\$94,514	\$94,514	\$94,514
12	1470 Nondwelling Structures	\$43,495	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	9000 Collateralization of Debt Service	\$2,192,650	\$2,192,650	\$2,192,650	\$2,192,650
20	1502 Contingency (may not exceed 8% of line 19)	\$0	\$0	\$0	\$0
21	Amount of Annual Grant (Sum of Lines 2-20)	9,033,330	9,033,330	9,033,330	9,033,330
22	Amount of line 21 Related LBP Activities	\$0	\$18,023	\$18,023	\$18,023
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$12,429	\$12,429	\$12,429
24	Amount of line 21 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	536,236	423,609	423,609	423,609
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP) Part I: Summary			U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P006501-08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008 CFP	
Original Annual Statement Reserve for disasters/ Emergencies		X Revised Annual Statement (revision no: 4)			
Performance and Evaluation Report for Period Ending: 12/31/11		Final Performance & Evaluation			
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations	1,760,121	1,760,121	1,760,121	1,760,121
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	885,630	880,060	880,060	880,060
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	206,792	232,719	232,719	209,469
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	705,645	842,651	842,651	837,641
10	1460 Dwelling Structures	2,953,479	2,779,277	2,779,277	2,643,735
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	80,187	82,651	82,651	77,387
13	1475 Nondwelling Equipment	16,100	30,475	30,475	30,475
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	9000 Collateralization of Debt Service	2,192,650	2,192,650	2,192,650	2,192,650
20	1502 Contingency (may not exceed 8% of line 21)	0	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	8,800,604	8,800,604	8,800,604	8,631,538
22	Amount of line 21 Related LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	89,074	89,074	89,074
26	Amount of line 21 Related to Energy Conservation Measures	810,000	1,030,986	1,030,986	1,030,986
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226 Expires 04/30/2012

PHA Name: San Antonio Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: TX59P006501-09
 Federal FY of Grant: 2009 CFP
 Part 1: Summary
 Replacement Housing Factor Grant No:

Original Annual Statement: Reserve for disasters/ Emergencies
 Revised Annual Statement (revision no: 3)

Performance and Evaluation Report for Period Ending: 12/31/11
 Final Performance & Evaluation

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	1,850,425	1,850,425	1,850,425	1,850,425
3	1408 Management Improvements	124,695	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	925,213	925,213	925,213	925,213
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	228,000	703,447	703,447	559,356
8	1440 Site Acquisition	12,000	0	0	0
9	1450 Site Improvement	1,822,170	265,054	265,054	184,578
10	1460 Dwelling Structures	1,847,593	3,038,598	3,038,598	1,771,410
11	1465.1 Dwelling Equipment - Nonexpendable	4,000	95,914	95,914	0
12	1470 Nondwelling Structures	58,000	42,153	42,153	36,075
13	1475 Nondwelling Equipment	173,378	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	12,000	138,671	138,671	147,283
17	1499 Development Activities ⁴	2,000	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	2,192,651	2,192,650	2,192,650	2,192,650
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	9,252,125	9,252,125	9,252,125	7,666,991
21	Amount of line 20 Related LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security-Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	700,893	1,030,603	1,030,603	694,565

(1) To be completed for 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.

Signature of Executive Director and Date: _____
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

facsimile of form HUD-50075.1 expires 04/30/2012

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP) Part I: Summary		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012			
PHA Name San Antonio Housing Authority Part 1: Summary		Grant Type and Number Capital Fund Program Grant No: TX59P006501-10 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010 CFP	
Original Annual Statement: <input checked="" type="checkbox"/> Reserve for disasters/ Emergencies: <input type="checkbox"/>		Revised Annual Statement (revision no: 2)			
Performance and Evaluation Report for Period Ending: 12/31/11		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
				Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	1,948,914	1,948,914	1,948,914	1,948,914
3	1408 Management Improvements	100,000	8,026	8,026	8,026
4	1410 Administration (may not exceed 10% of line 20)	974,457	974,457	974,457	974,457
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	450,000	170,828	145,987	87,717
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	608,417	15,415	15,415	0
10	1460 Dwelling Structures	3,380,134	4,424,574	4,424,574	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	90,000	9,707	9,707	6,916
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	2,192,650	2,192,650	2,192,650	1,279,046
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	9,744,572	9,744,572	9,719,731	4,305,076
21	Amount of line 20 Related LBP Activities	3,000	3,000	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security-Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	782,050	782,050	0	0
(1) To be completed for 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					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

facsimile of form HUD-50075.1 expires 04/30/2011

PHA Name San Antonio Housing Authority Part 1: Summary	Grant Type and Number Capital Fund Program Grant No: <u>TX59P006501-11</u> Replacement Housing Factor Grant No:	Federal FY of Grant: 2011 CFP
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Original Annual Statement: <u> </u> Reserve for disasters/ Emergencies: <u> </u> Performance and Evaluation Report for Period Ending: 12/31/11	Revised Annual Statement (revision no: <u>1</u>)
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Line No.		Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$1,630,266	\$1,630,266	\$1,630,266	\$1,630,266
3	1408 Management Improvements	\$130,495	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$815,133	\$815,133	\$815,133	\$815,133
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$166,000	\$536,036	\$209,150	\$0
8	1440 Site Acquisition	\$10,000	\$0	\$0	\$0
9	1450 Site Improvement	\$1,041,137	\$935,000	\$0	\$0
10	1460 Dwelling Structures	\$1,270,546	\$2,010,000	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$179,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$12,000	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$48,000	\$32,248	\$32,248	\$32,248
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$2,000	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$2,000	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$2,192,650	\$2,192,650	\$2,192,650	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$652,106	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$8,151,333	\$8,151,333	\$4,879,448	\$2,477,647
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$604	\$971,099	\$971,099	\$971,099

(1) To be completed for 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.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing		Office of Public and Indian Housing			
Program (CFP/CFPRHF/CFPP)		OMB No. 2577-0226 Expires 08/31/2011			
PHA Name	Grant Type and Number	Federal FY of Grant:			
San Antonio Housing Authority	Capital Fund Program Grant No: TX59P006501-12	2012 CFP			
Part 1: Summary	Replacement Housing Factor Grant No:				
Original Annual Statement: <input type="checkbox"/> Reserve for disasters/Emergencies:	Revised Annual Statement (revision no: <u> </u>)				
Performance and Evaluation Report for Period Ending:					
Line No.		Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ²	1,482,066	0	0	0
3	1408 Management Improvements	34,000	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	741,033	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	412,000	0	0	0
8	1440 Site Acquisition	10,000	0	0	0
9	1450 Site Improvement	968,807	0	0	0
10	1460 Dwelling Structures	1,207,000	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	4,000	0	0	0
12	1470 Nondwelling Structures	12,000	0	0	0
13	1475 Nondwelling Equipment	48,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	2,000	0	0	0
17	1499 Development Activities ⁴	2,000	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	2,192,650	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	294,774	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	7,410,330	0	0	0
21	Amount of line 20 Related LBP Activities	6,000	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security-Hard Costs	125,000	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	6,000	0	0	0
(1) To be completed for 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.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

facsimile of form HUD-50075.1 (4/2008)

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name:		2012 Five Year Action Plan		X Original 5-Year Plan	
San Antonio Housing Authority				No: __ Revision	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2016
	Annual Statement	7,410,330	7,410,330	7,410,330	7,410,330
		0	0	0	0
TEX 600		5,135,330	5,457,749	5,554,575	5,392,330
PHA Wide					
TEX 601		0	0	0	34,000
Alazan					
TEX 601A		0	0	0	20,000
Apache					
TEX 603 Victoria Cts.		0	0	0	12,000
Admin. Building/Day Care					
TEX 604/TEX 616		0	0	0	60,000
Wheatley Courts					
TEX 605		0	0	0	36,000
Lincoln Heights					
TEX 606		0	0	0	28,000
Cassiano Homes					
TEX 608		0	0	0	10,000
San Juan Homes					
TEX 612		0	0	0	8,000
Villa Veramendi					
TEX 618		0	0	0	34,000
Victoria Plaza					
TEX 619		0	0	0	66,000
Villa Tranchese					
TEX 620A		0	0	0	10,000
San Juan Addition					
TEX 620B		0	0	0	24,000
Cassiano Homes					
TEX 622		85,000	0	0	30,000
Villa Hermosa					
TEX 623		100,000	0	0	42,000
Sun Park Lane					
TEX 624		0	0	0	10,000
Mission Park					
TEX 626A		170,000	0	0	16,000
Tarry Towne					
TEX 626B		0	0	0	14,000
College Park					
TEX 626C		25,000	0	0	4,000
Linda Lou					
TEX 627		150,000	0	0	10,000
Parkview					
TEX 628		200,000	0	0	30,000
Fair Avenue					
TEX 629		0	1,055,491	0	6,000
Blanco Apts.					
TEX 630		0	0	0	2,000
Lewis Chatham					

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: 2012 Five Year Action Plan <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision					
San Antonio Housing Authority No: ___					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2016
	Annual Statement	7,410,330	7,410,330	7,410,330	7,410,330
TEX 631 Riverside		30,000	0	0	8,000
TEX 632A Madonna Apts.		115,000	0	0	20,000
TEX 632B Sahara-Ramsey		80,000	0	0	20,000
TEX 633A Escondida		20,000	0	0	8,000
TEX 633B Le Chalet		160,000	0	0	40,000
TEX 633C Williamsburg		0	0	0	24,000
TEX 633D Linda Lou		25,000	0	0	6,000
TEX 634 Cheryl West		45,000	0	0	14,000
TEX 635A/B Village East & Olive Park		0	0	0	38,000
TEX 636 College Park		0	0	0	2,000
TEX 637 Dispersed Housing		0	0	0	46,000
TEX 638 Jewett Circle		80,000	0	0	20,000
TEX 639 Kenwood North		0	595,000	0	22,000
TEX 640 Midway Apts.		30,000	0	0	531,000
TEX 641 San Pedro Arms		150,000	0	0	8,000
TEX 642 W C White		10,000	0	0	2,000
TEX 643 Highview		40,000	0	0	46,000
TEX 644 Cross Creek		0	0	0	18,000
TEX 645 Park Square		15,000	2,090	160,000	22,000
TEX 646 Kenwood Manor		0	0	0	14,000
TEX 647 Westway		0	0	0	8,000
TEX 648 Marie McGuire		0	0	0	28,000
TEX 649 MC Beldon		0	0	0	18,000

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name:		2012 Five Year Action Plan		X_Original 5-Year Plan	
San Antonio Housing Authority				No: __	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2016
	Annual Statement	7,410,330	7,410,330	7,410,330	7,410,330
TEX 650 Francis Furey		15,000	0	0	17,000
TEX 651 H B Gonzalez		50,000	0	0	34,000
TEX 652 William Sinkin		80,000	0	420,000	46,000
TEX 653 Pin Oak II		40,000	0	0	22,000
TEX 654 Col. J. George Cisneros		20,000	0	0	34,000
TEX 655 Matt Garcia		0	15,000	0	30,000
TEX 656 LC Rutledge		0	0	0	10,000
TEX 657 Teurah Shaley		0	0	475,755	16,000
TEX 658 Lila Cockrell		0	70,000	0	38,000
TEX 659 O P Schnabel		90,000	110,000	500,000	26,000
TEX 661 Scattered Sites		0	0	0	26,000
TEX 662 Scattered Sites		0	0	0	26,000
TEX 663 Scattered Sites		0	0	0	28,000
TEX 668 Scattered Sites		0	0	0	32,000
TEX 699 Scattered Sites		0	0	0	34,000
TEX 108 Dr. Charles C. Andrews		0	0	0	10,000
TEX 123 Reformulation Program		0	0	0	18,000
TEX 6124 Frank Hornsby		125,000	0	0	16,000
TEX 6126 Glen Park		0	105,000	300,000	12,000
TEX 6127 Guadalupe Block		0	0	0	2,000
TEX 6129 Reymundo Rangel		150,000	0	0	6,000
TEX 6130 South San		0	0	0	4,000

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name:		2012 Five Year Action Plan		X_Original 5-Year Plan	
San Antonio Housing Authority				No: __	
Revision					
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2014	Work Statement for Year 4 FFY Grant: 2012 PHA FY: 2015	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2016
	Annual Statement	7,410,330	7,410,330	7,410,330	7,410,330
TEX 6131 & 6135 Blueridge & PH Rentals		0	0	0	18,000
TEX 6132 Sunflower		0	0	0	6,000
TEX 6133 Palm Lake		0	0	0	6,000
TEX 6134 Villas De Fortuna		0	0	0	6,000
TEX 6136 Springview -South		25,000	0	0	6,000
TEX 6143 Christ the King		150,000	0	0	15,000
TEX 6148 Convent		0	0	0	5,000

ARRA Stimulus Formula Grant

Annual Statement/Performance and Evaluation Report Capital Fund Program, 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 08/31/2011			
PART I: Summary					
PHA Name: Housing Authority of the City of San Antonio		Grant Type and Number: TX59S00650109 Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 Stimulus - Formula Grant FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 4)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/12				<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	148,240	148,572	148,572	148,572
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	913,667	913,335	913,335	913,335
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,328,411	1,328,411	1,328,411	1,328,411
10	1460 Dwelling Structures	12,085,084	12,085,084	12,085,084	12,085,084
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	82,400	82,400	82,400	82,400
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$14,557,802	\$14,557,802	\$14,557,802	\$14,557,802
21	Amount of line 20 Related LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security-Hard Costs	44,501	79,762	79,762	79,762
25	Amount of line 20 Related to Energy Conservation Measures	1,688,460	3,226,134	3,226,134	3,226,134
<small>(1) To be completed for 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.</small>					
Signature of Executive Director and Date:		Signature of Public Housing Director and Date:			

facsimile of form HUD-50075.1 (4/2008)

ARRA Stimulus Competitive Grant

Annual Statement/Performance and Evaluation Report			U.S. Department of Housing and Urban Development		
Capital Fund Program, Capital Fund Program Replacement Housing			Office of Public and Indian Housing		
Factor and Capital Fund Financing Program			OMB No. 2577-0226		
			Expires 04/30/2011		
PART I: Summary					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Cisneros TX654 Common Spaces		Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergency		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$23,331	\$23,331	\$23,331	\$21,695
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$167,100	\$167,100	\$167,100	\$166,859
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$138,314	\$138,314	\$138,314	\$124,483
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$328,745	\$328,745	\$328,745	\$313,037
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$67,100	\$67,100	\$67,100
25	Amount of line 20 Related to Energy Conservation Measures	\$33,765	\$33,765	\$33,765	\$33,765
<small>(1) To be completed for 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.</small>					
Signature of Executive Director and Date:			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Capital Fund Program, Capital Fund Program Replacement Housing		Office of Public and Indian Housing			
Factor and Capital Fund Financing Program		OMB No. 2577-0226			
		Grant Type and Number		Expires 04/30/2011	
PART I: Summary		Capital Fund Program Grant No: TX59S006501-09 (Stimulus Funding)			
PHA Name: San Antonio Housing Authority		Grant Type and Number: ARRA Competitive Grant		FFY of Grant: 2009	
PO Drawer 1300		Capital Fund Program Grant No:		FFY of Grant Approval: 2009	
San Antonio, Texas 78295		Replacement Housing Factor Grant No:			
College Park TX626B/636 Common Spaces		Replacement Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Em		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$12,719	\$12,719	\$12,719	\$7,429
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$56,271	\$56,271	\$56,271	\$52,911
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$5,971	\$5,971	\$5,971	\$5,971
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$74,961	\$74,961	\$74,961	\$66,312
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$6,338	\$6,338	\$6,338	\$6,338
(1) To be completed for 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) RHE funds shall be included here.					
Signature of Executive Director and Date:		Signature of Public Housing Director and Date:			

facsimile of form HUD-50075.1 (4/2008)

PART I: Summary

PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Fair Avenue TX628 Common Spaces	Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergency	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$65,595	\$65,595	\$65,595	\$56,758
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$631,637	\$631,637	\$631,637	\$512,975
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$697,232	\$697,232	\$697,232	\$569,733
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$87,061	\$87,061	\$87,061	\$87,061

(1) To be completed for 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.

Signature of Executive Director and Date:	Signature of Public Housing Director and Date:
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PART I: Summary
 PHA Name: San Antonio Housing Authority Grant Type and Number: ARRA Competitive Grant FFY of Grant: 2009
 PO Drawer 1300 Capital Fund Program Grant No:
 San Antonio, Texas 78295 Replacement Housing Factor Grant No: FFY of Grant Approval: 2009
 Villa Hermosa TX622 Common Spaces Date of CFFP:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/12 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$27,831	\$27,831	\$27,831	\$27,831
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$237,697	\$237,697	\$237,697	\$237,697
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$265,528	\$265,528	\$265,528	\$265,528
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$29,905	\$13,485	\$13,485	\$13,485

(1) To be completed for 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.

Signature of Executive Director and Date: _____ Signature of Public Housing Director and Date: _____

Annual Statement/Performance and Evaluation Report Capital Fund Program, 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 04/30/2011		
			Grant Type and Number		Expires 04/30/2011
PART I: Summary			Capital Fund Program Grant No: TX59S006501-09 (Stimulus Funding)		
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Jewett Circle TX638 Common Spaces		Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Rep Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/>	Original Annual Statement		<input type="checkbox"/>	Reserve for Disasters/Emergencies	
<input checked="" type="checkbox"/>	Performance and Evaluation Report for Period Ending: 12/31/11		<input checked="" type="checkbox"/>	Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$26,097	\$26,097	\$26,097	\$24,684
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$67,100	\$67,100	\$67,100	\$67,100
10	1460 Dwelling Structures	\$194,257	\$194,257	\$194,257	\$174,029
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$287,454	\$287,454	\$287,454	\$265,813
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$67,100	\$67,100	\$67,100
25	Amount of line 20 Related to Energy Conservation Measures	\$29,787	\$29,787	\$29,787	\$29,787
(1) To be completed for 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.					
Signature of Executive Director and Date:			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Development			
Capital Fund Program, Capital Fund Program Replacement Housing		Office of Public and Indian Housing			
Factor and Capital Fund Financing Program		OMB No. 2577-0226			
		Grant Type and Number		Expires 04/30/2011	
PART I: Summary		Capital Fund Program Grant No: TX59S006501-09 (Stimulus Funding)			
PHA Name: San Antonio Housing Authority		Grant Type and Number: ARRA Competitive Grant		FFY of Grant: 2009	
PO Drawer 1300		Capital Fund Program Grant No:			
San Antonio, Texas 78295		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2009	
Kenwood North TX639 Common Spaces		Rei Date of CFFP:			
Type of Grant					
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Reserve for Disasters/Emergency	<input checked="" type="checkbox"/>	Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/>	Performance and Evaluation Report for Period Ending: 12/31/11			<input type="checkbox"/>	Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$32,688	\$32,688	\$32,688	\$32,688
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$67,100	\$67,100	\$67,100	\$67,100
10	1460 Dwelling Structures	\$186,755	\$186,755	\$186,755	\$157,580
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$16,675	\$16,675	\$16,675	\$16,675
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$303,218	\$303,218	\$303,218	\$274,043
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$67,100	\$67,100	\$67,100
25	Amount of line 20 Related to Energy Conservation Measures	\$31,964	\$31,964	\$31,964	\$31,964
(1) To be completed for 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.					
Signature of Executive Director and Date:			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

PART I: Summary

PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Lila Corkrell TX658 Common Spaces	Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$13,269	\$13,269	\$13,269	\$13,078
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$123,498	\$123,498	\$123,498	\$108,744
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$136,767	\$136,767	\$136,767	\$121,822
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$12,050	\$12,050	\$12,050	\$12,050

(1) To be completed for 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

Signature of Executive Director and Date:	Signature of Public Housing Director and Date:
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facsimile of form HUD-50075.1 (4/2008)

PART I: Summary
 PHA Name: San Antonio Housing Authority Grant Type and Number: ARRA Competitive Grant FFY of Grant: 2009
 PO Drawer 1300 Capital Fund Program Grant No: Replacement Housing Factor Grant No: FFY of Grant Approval: 2009
 San Antonio, Texas 78295 Date of CFFP:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/12 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$8,440	\$8,440	\$8,440	\$8,440
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$84,497	\$84,497	\$84,497	\$84,497
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$92,937	\$92,937	\$92,937	\$92,937
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$8,372	\$5,376	\$5,476	\$5,376

(1) To be completed for 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.
 Signature of Executive Director and Date: Signature of Public Housing Director and Date:

PART I: Summary

PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Matt Garcia TX655 Common Spaces	Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergency	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$31,864	\$31,864	\$31,864	\$31,864
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$67,100	\$67,100	\$67,100	\$67,100
10	1460 Dwelling Structures	\$208,386	\$208,386	\$208,386	\$208,386
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$16,100	\$16,100	\$16,100	\$16,100
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$323,450	\$323,450	\$323,450	\$323,450
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$67,100	\$67,100	\$67,100
25	Amount of line 20 Related to Energy Conservation Measures	\$33,470	\$33,470	\$33,470	\$33,470

(1) To be completed for 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
 Signature of Executive Director and Date: _____ Signature of Public Housing Director and Date: _____

facsimile of form HUD-50075.1 (4/2008)

PART I: Summary
 PHA Name: San Antonio Housing Authority Grant Type and Number: ARRA Competitive Grant FFY of Grant: 2009
 PO Drawer 1300 Capital Fund Program Grant No:
 San Antonio, Texas 78295 Replacement Housing Factor Grant No: FFY of Grant Approval: 2009
 OP Schnabel TX659 Common Spaces Date of CFFP:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergency Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$44,364	\$44,364	\$44,364	\$37,717
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$318,334	\$318,334	\$318,334	\$263,203
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$362,698	\$362,698	\$362,698	\$300,920
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$36,330	\$36,330	\$36,330	\$36,330

(1) To be completed for 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.

Signature of Executive Director and Date: _____ Signature of Public Housing Director and Date: _____

PART I: Summary

PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Parkview TX627 Common Spaces	Grant Type and Number: ARRA Competitive Grant Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergency	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$68,623	\$68,623	\$68,623	\$63,494
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$313,688	\$312,456	\$312,456	\$217,826
10	1460 Dwelling Structures	\$286,492	\$287,724	\$287,724	\$277,318
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$58,650	\$58,650	\$58,650	\$58,650
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$727,453	\$727,453	\$727,453	\$617,288
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$98,790	\$98,790	\$98,790	\$98,790

(1) To be completed for 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.

Signature of Executive Director and Date:	Signature of Public Housing Director and Date:
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facsimile of form HUD-50075.1 (4/2008)

PART I: Summary
 PHA Name: San Antonio Housing Authority Grant Type and Number: ARRA Competitive Grant FFY of Grant: 2009
 PO Drawer 1300 Capital Fund Program Grant No:
 San Antonio, Texas 78295 Replacement Housing Factor Grant No: FFY of Grant Approval: 2009
 Victoria Plaza TX618 Common Spaces Date of CFFP:

Type of Grant
 Original Annual Statement: Reserve for Disasters/Emergency Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) ³	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$54,825	\$54,824	\$54,824	\$53,427
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$758,752	\$758,753	\$758,753	\$758,753
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$46,000	\$46,000	\$46,000	\$46,000
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities ⁴	\$0	\$0	\$0	\$0
18a	1501 Collateralization of Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$859,577	\$859,577	\$859,577	\$858,180
21	Amount of line 20 Related LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$0	\$0	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$111,979	\$111,979	\$111,979	\$111,979

(1) To be completed for 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.

Signature of Executive Director and Date: _____ Signature of Public Housing Director and Date: _____

PART I: Summary
 PHA Name: San Antonio Housing Authority Grant Type and Number: ARRA Competitive Grant FFY of Grant: 2009
 PO Drawer 1300 Capital Fund Program Grant No:
 San Antonio, Texas 78295 Replacement Housing Factor Grant No: FFY of Grant Approval: 2009
 Villa Tranchese TX619 Common Spaces Date of CFFP:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergency Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	136,367	124,169	124,169	92,374
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	206,154	252,401	252,401	207,535
10	1460 Dwelling Structures	535,096	501,048	501,048	398,779
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	12,956	12,955	12,955	12,955
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18a	9000 Collateralization of Debt Service paid Via System of Direct	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$890,573	\$890,573	\$890,573	\$711,642
21	Amount of line 20 Related LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security-Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	103,387	103,387	103,387	103,387

(1) To be completed for 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.

Signature of Executive Director and Date: _____ Signature of Public Housing Director and Date: _____

PART I: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number:		FFY of Grant: 2011	
PO Drawer 1300		Capital Fund Program Grant No: TX59E00650111			
San Antonio, Texas 78295		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Lincoln Heights Apartments: TX 605 (TX006000003)		Date of CFFP:			
Type of Grant					
<input checked="" type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Revised for Disasters/Emergencies	<input type="checkbox"/>	Revised Annual Statement (revision(s):)
<input type="checkbox"/>	Performance and Evaluation Report for Period Ending:	<input type="checkbox"/>		<input type="checkbox"/>	Final Performance and Evaluation Report
Line No.	Summary by Development Account	Total Estimated Cost ¹		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-Safety and Security Grant Funds Requested	92,776	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	191,420	0	0	0
10	1460 Dwelling Structures	58,580	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving To Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$250,000	\$0	\$0	\$0
21	Amount of line 20 Related LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of line 20 Related to Security-Soft Costs		0	0	0
24	Amount of line 20 Related to Security-Hard Costs	250,000	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	51,000	0	0	0
(1) To be completed for 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 CFFP Grants for operations. (4) RHF funds shall be included here.					
Signature of Executive Director and Date:			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

RHF Grants

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
Part 1 Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number			
Part 1 Summary		Federal FY of Grant: 2001 RHF (1st Increment)			
__Original Annual Statement __Reserve for Disasters/ Emergencies __X_ Revised Annual Statement		Capital Fund Program Grant No: __ Replacement Housing Factor Grant No: TX59R00650101 (1st Increment)			
X_Performance and Evaluation Report for Period Ending: 12/31/11		X_Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,697,733	2,697,733	2,697,733	2,697,733
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,697,733	2,697,733	2,697,733	2,697,733
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority Part 1 Summary		Capital Fund Program Grant No:___ Replacement Housing Factor Grant No:TX59R00650102 (1st Increment)		Federal FY of Grant: 2002 RHF	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	3,375,061	3,375,061	3,375,061	3,375,061
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	3,375,061	3,375,061	3,375,061	3,375,061
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—Soft Costs				
24	Amount of Line 20 Related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No: __		Federal FY of Grant: 2003 RHF (1st)	
Part 1 Summary		Replacement Housing Factor Grant No: TX59R00650103 (1 Increment)			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,635,633	2,635,633	2,635,633	2,635,633
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,635,633	2,635,633	2,635,633	2,635,633
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security— Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority Part 1 Summary		Capital Fund Program Grant No: __ Replacement Housing Factor Grant No: TX59R00650104 (1st Increment)		Federal FY of Grant: 2004 RHF (1st)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,998,864	1,998,864	1,998,864	1,998,864
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,998,864	1,998,864	1,998,864	1,998,864
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFFP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
			Replacement Housing Factor Grant No:TX59R00650204 (2 Increment)		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	920,510	920,510	920,510	920,510
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	920,510	920,510	920,510	920,510
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security– Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority Part 1 Summary		Capital Fund Program Grant No: __ Replacement Housing Factor Grant No: TX59R00650105 (1 Increment)		Federal FY of Grant: 2005 RHF	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,454,488	1,454,488	1,454,488	1,454,488.00
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,454,488	1,454,488	1,454,488	1,454,488
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator a		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number		Federal FY of Grant: 2005 RHF (2nd)	
Replacement Housing Factor Grant No:TX59R00650205 (2 Increment)		Capital Fund Program Grant No: __			
Original Annual Statement __ Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,727,302	1,727,302	1,727,302	1,727,302
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,727,302	1,727,302	1,727,302	1,727,302
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)	U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012
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PHA Name: San Antonio Housing Authority	Grant Type and Number Capital Fund Program Grant No: __	Federal FY of Grant: 2006 RHF (2nd)
Replacement Housing Factor Grant No: TX59R00650206 (2 Increment)		

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,608,481	2,608,481	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,608,481	2,608,481	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

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

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No:___		Federal FY of Grant: 2007 RHF (1st)	
Part 1 Summary		Replacement Housing Factor Grant No:TX59R00650107 (1st Increment)			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	104,266	104,266	104,266	104,266
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	104,266	104,266	104,266	104,266
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security --Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: __		Federal FY of Grant: 2007 RHF (2nd)	
Replacement Housing Factor Grant No:TX59R00650207 (2nd Increment)					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,682,078	2,682,078	2,682,078	2,682,078
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,682,078	2,682,078	2,682,078	2,682,078
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security— Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

PHA Name: San Antonio Housing Authority Part 1 Summary	Capital Fund Program Grant No: __ Federal FY of Grant: 2008 RHF (1st) Replacement Housing Factor Grant No:TX59R00650108 (1st Increment)
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	106,898	106,898	106,898	106,898
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	106,898	106,898	106,898	106,898
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

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

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFFP)			U.S. Department of Housing and Office of Public and Indian OMB No. 2577-0226 Expires		
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: __		Federal FY of Grant: 2008 RHF (2nd)	
Replacement Housing Factor Grant No: TX59R00650208 (2 Increment)					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,593,345	2,593,345	1,971,364	1,971,364
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,593,345	2,593,345	1,971,364	1,971,364
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Adm		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority Part 1 Summary		Capital Fund Program Grant No: __ Replacement Housing Factor Grant No: TX59R00650109 (1st Increment)		Federal FY of Grant: 2009 RHF (1st)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	91,863	91,863	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	91,863	91,863	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: __		Federal FY of Grant: 2009 RHF (2nd)	
Replacement Housing Factor Grant No:TX59R00650209 (2nd Increment)					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,408,098	1,408,098	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,408,098	1,408,098	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security— Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012
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PHA Name: San Antonio Housing Authority Part 1 Summary	Federal FY of Grant: 2009 RHF (2nd) - Additional Funding Capital Fund Program Grant No: __ Replacement Housing Factor Grant No: TX59R00650409
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,119,306	1,119,306	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,119,306	1,119,306	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

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

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)	U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012
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PHA Name: San Antonio Housing Authority Part 1 Summary	Capital Fund Program Grant No:___ Federal FY of Grant: 2010 RHF (1st) Replacement Housing Factor Grant No:TX59R00650110 (1st Increment)
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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement	<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	360,291	360,291	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	360,291	360,291	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security— Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for Performance and Evaluation Report. (2) To be Completed for the Performance and Evaluation Report or a Revised Annual Statement. (3) PHAs with under 250

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing
 Program (CFP/CFPRHF/CFPP)

U.S. Department of Housing and Urban
 Office of Public and Indian Housing
 OMB No. 2577-0226 Expires 04/30/2012

Part I: Summary

PHA Name: San Antonio Housing Authority Grant Type and Number Federal FY of Grant: 2010 RHF (2nd)
 Capital Fund Program Grant No: __
 Replacement Housing Factor Grant No: TX59R00650210 (2nd Increment)
 __ Original Annual Statement __ Reserve for Disasters/ Emergencies __ Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/11 Final Performance and Evaluation Report

BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	1,810,724	1,810,724	0	0
18a	1502 Contingency	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,810,724	1,810,724	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security --Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for 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.

Signature of Executive Director and Date: _____ Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012			
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFPP)					
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No: __		Federal FY of Grant: 2011 RHF (1st)	
Part 1 Summary		Replacement Housing Factor Grant No: TX59R00650111 (1st Increment)			
__ Original Annual Statement __ Reserve for Disasters/ Emergencies __ Revised Annual Statement					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	661,479	661,479	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	661,479	661,479	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for 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.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program (CFP/CFPRHF/CFFP) Part 1 Summary			U.S. Department of Housing and Urban Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2012		
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No: __		Federal FY of Grant: 2011 RHF (2nd)	
Part 1 Summary		Replacement Housing Factor Grant No: TX59R00650211 (2nd Increment)			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	425,726	425,726	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	425,726	425,726	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for 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.					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226 Expires 08/31/2011

Part I: Summary

PHA Name: San Antonio Housing Authority
 Capital Fund Program Grant No: _____ Federal FY of Grant: 2012 RHF (2nd)
 Part I Summary Replacement Housing Factor Grant No: TX59R00650212 (2nd Increment)

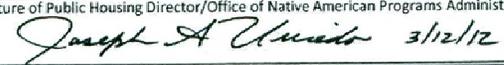
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement

Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	76,939	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	76,939	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for 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.

Signature of Executive Director and Date:
 2/28/12

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
 3/12/12

Lourdes Castro Ramirez, President & CEO

facsimile of form HUD-50075.1 (4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226 Expires 08/31/2011

PHA Name: San Antonio Housing Authority
 Part 1 Summary
 Capital Fund Program Grant No: _____ Federal FY of Grant: 2012 RHF (1st)
 Replacement Housing Factor Grant No: TX59R00650112 (1st Increment)

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities	520,769	0	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	520,769	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security--Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security--Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

(1) To be completed for 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.

Signature of Executive Director and Date: *Lourdes Castro Ramirez* 2/24/12
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: *Joseph A. Umsted* 3/12/12

Lourdes Castro Ramirez, President & CEO

facsimile of form HUD-50075.1 (4/2008)

Appendix B: Certification that the Agency has met the three statutory requirements

1) Assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) Continuing to assist substantially the same total number of eligible low- income families as would have been served had the amounts not been combined; and 3) Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

Certification of MTW Statutory Compliance

The San Antonio Housing Authority hereby certifies that it (the Agency) has met the three statutory requirements of:

- 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
- 2) continuing to assist substantially the same total number of eligible low- income families as would have been served had the amounts not been combined; and
- 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.



Lourdes Castro Ramirez
President and CEO

9/25/12
Date