

# Vibrant Communities Where People Thrive



**Moving To Work Program**

**2010-2011 Annual Report**

San Antonio Housing Authority  
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Front cover illustration: "We Have a Dream", created by Parklane LC Rick Williamson, 2011

# Vibrant Communities Where People Thrive

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## **B. Overview of the Agency's Ongoing MTW Goals and Objectives**

### **1. Background**

The Moving to Work (MTW) designation provides the San Antonio Housing Authority (SAHA) 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 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.

### **2. Executive Summary**

On June 25, 2009, SAHA and HUD executed the amended and restated MTW agreement, which allows SAHA to create new policies and utilize best practices and innovative programming.

SAHA's MTW Plan focuses on San Antonio's local needs and was designed through a collaborative effort with community stakeholders to effectively meet those needs.

In this first year of the agency's renewed MTW agreement, SAHA has had great success with MTW's three goals of increasing self-sufficiency, improving programmatic efficiency, and providing a greater number of housing choices.

Self-sufficiency initiatives were a primary focus this year. SAHA enrolled more than 300 new residents in self-sufficiency programs. Expanded employment opportunities were also afforded to more than 360 residents who are now receiving case management, job-training, and educational services. Additionally, the number of community partners increased to more than 50, bringing to residents and participants a broad range of employment and educational expertise, as well as supportive services. The positive impact of MTW initiatives was also realized in the employment of 115 resident youth participating in our Summer Youth Employment Program (SYEP), the graduation of 10 participants from the Child Care Training program, and the 32 college scholarships awarded through the Education Investment Foundation (EIF).

Great strides were also taken towards improving programmatic efficiency. We streamlined third-party verification procedures and implemented biennial recertification for seniors and disabled families on fixed incomes. These initiatives have resulted in our ability to better allocate staff time toward customer service improvements.

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We are also very pleased with our increase in housing choices this year, growing from serving 24,364 families last year, to 25,493 today, an increase of 1,129 families. This growth is due to a combination of new construction, additional vouchers, and improved utilization and occupancy rates. Along with our development and funding partners, 611 new housing units were completed at three new communities, The Mirabella, Sutton Oaks and HemisView Village. These mixed-income communities added 247 replacement public housing or other low-income housing units. In voucher programs, utilization was improved while also increasing funding for new vouchers, including another Veterans Affairs Supportive Housing (VASH) grant to provide 25 additional vouchers and supportive services for homeless veterans. We also worked closely with community stakeholders to develop and adopt an Affordable Housing Preservation and Expansion Policy to guide our selective redevelopment, acquisition and new development activities.

The success of our core MTW programs has attracted additional support and resources. In 2011, SAHA was awarded \$2.5 million from the Social Innovation Fund (SIF) to fund a five-year employment and community building program, as well as a \$413,273 Public Housing Family Self-Sufficiency (FSS) grant, the largest in the nation. Additionally, SAHA received a \$210,000 Resident Opportunity Self-Sufficiency (ROSS) Grant award for expanded case management services at six public housing communities.

SAHA is pleased to report its success and achievements, as well as accomplished goals in this year's 2010-2011 MTW Annual Report.

### **3. Overview of MTW Goals and Objectives**

MTW's three statutory goals guide SAHA's programs and projects:

- Increase self-sufficiency and provide incentives for families participating in job training, educational programs, and employment
- Increase housing choices for low-income families
- Improve overall agency efficiencies to reduce expenses and achieve cost effectiveness

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

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## Increase Self-Sufficiency

Activity Number	Description	Status
FY2011-1a	Promote Education through Partnerships	Implemented
FY2011-1b	Pilot Child Care Program	Implemented
FY2011-1c	Holistic Case Management	Implemented
FY2011-1d	Resident Ambassador Program	Implemented

Notable achievements in support of self-sufficiency include:

- Awarded \$413,273 Public Housing and \$394,401 HCV Family Self-Sufficiency (FSS) grants to help public housing residents and HCV participants find employment
- Increased Resident Council participation from 15 to 34 communities
- Issued 32 college scholarships totaling \$48,000 through the Education Investment Foundation (EIF) Program, and 89 perfect attendance awards worth \$4,000
- Initiated partnership with the Texas Construction Career Academy, which provided 16 public housing residents with certifications that increased employability
- Secured partnership with a local cable company to establish a Cable Installer Program that offers 6 residents on-the-job training and employment opportunities
- Initiated partnership with Alamo Colleges, establishing the Gateway to College Program, which has provided at least 15 residents a chance at obtaining a high school diploma

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### Increase Housing Choices

<b>Activity Number</b>	<b>Description</b>	<b>Status</b>
FY2011-1	Block grant funding with full flexibility	Implemented
FY2011-1e	Preservation and expansion of affordable housing	Implemented
FY2011-2	Simplify and streamline HUD approval process for the development, redevelopment, and acquisition of public housing	Not Implemented
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	Not Implemented
FY2011-8	Revise mobility rules for PBV	Not Implemented

SAHA is working to increase housing choices by focusing on the preservation of existing housing communities and the expansion of additional housing options for low-income families. This past year, SAHA completed the construction of 611 new housing units in three new mixed-income communities, The Mirabella, Sutton Oaks I and HemisView Village. Over the course of the past year, the agency also continued to invest \$20 million of American Recovery and Reinvestment Act (ARRA) funds in 37 of our aging public housing communities to retrofit and upgrade the properties. ARRA provided much-needed funding to improve the quality of life for public housing residents, create employment opportunities through the Section 3 program, and preserve the agency's housing stock.

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## Improving Agency Efficiencies

<b>Activity Number</b>	<b>Description</b>	<b>Status</b>
FY2011-3	Biennial recertification for public housing elderly/disabled	Implemented
FY2011-4	Streamline methods of verification for public housing and HCV	Partially Implemented
FY2011-5	Requirements for acceptable documents for HCV and public housing	Implemented

SAHA has enhanced agency programs in order to decrease federal expenditures in a number of ways, including:

- Developing greater program cost effectiveness
- Streamlining administrative regulatory requirements, including the implementation of biennial recertification for public housing elderly and disabled clients on fixed incomes
- Enhancing the agency's financial stability by maintaining balanced budgets and appropriate contingency reserves over the short, medium and long-term
- Improving SAHA's policies and procedures to better support program integrity, process efficiency, waste reduction, and promotion of fiscal responsibility

## II. General Housing Authority Operating Information

### A. Housing Stock Information

SAHA maintains 6,322 public housing units dedicated to assisting eligible low-income families and elderly/disabled persons. We continue to develop and invest in the expansion of housing that is affordable to families earning 30 percent of the area median income, to ensure continued assistance to citizens of San Antonio in need of affordable housing.

#### 4. Number of public housing units at the end of the plan year

Reporting Measure	Report Outcome	Comment
Number of public housing units at the end of plan year, discuss any changes over 10%	Unit count for public housing units is 6,322	148 units added – 3 removed = 145 net new units. No changes over 10%

#### 5. Description of any significant capital expenditures by development

Reporting Measure	Property	Capital Expenditure	Notes
Description of any significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year)	Lewis Chatham Apartments	\$ 7,062,186.53	Total Agency Capital Expenditures = \$17,181,930

On January 26, 2010, SAHA officially kicked off \$6.42 million in renovations at the 119-unit Lewis Chatham Apartments, an elderly and disabled community on the City's southeast side.

Built in 1973, Lewis Chatham Apartments is undergoing comprehensive modernization, including improved energy-efficient heating and air conditioning, lighting, security and fire systems, as well as new plumbing and upgraded elevators. The Lewis Chatham renovation project is responsible for creating or retaining approximately 23 jobs in San Antonio.

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These much-needed improvements and repairs are made possible through the federal stimulus funds and will create an environment that will improve the quality of life for residents. The former residents will be given the option to return in September of 2011, when renovations are complete.

### **6. Description of any new public housing units added during the year by development**

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 completed construction of 611 new housing units at three affordable mixed-income communities: HemisView Village, Sutton Oaks, and The Mirabella. Additionally, Pin Oak Apartments was converted from an affordable community to public housing.

<b>Development</b>	<b>Public Housing Unit Count</b>	<b>Accessible Units</b>	<b>Type</b>	<b>Bedroom Size</b>
Sutton Oaks	49	10 units	Family	<ul style="list-style-type: none"> <li>• 10 (1 br) units</li> <li>• 34 (2 br) units</li> <li>• 5 (3 br) units</li> </ul>
HemisView Village	49	4 units	Family	<ul style="list-style-type: none"> <li>• 14 (1 br) units</li> <li>• 26 (2 br) units</li> <li>• 9 (3 br) units</li> </ul>
Pin Oak	50	5 units	Family	<ul style="list-style-type: none"> <li>• 12 (0 br) units</li> <li>• 36 (1 br) units</li> <li>• 2 (2 br) units</li> </ul>

#### Sutton Oaks

Sutton Oaks is a 194-unit multi-family mixed income community on the east side of San Antonio, on the site of the former Sutton Homes public housing development. Originally built in 1952, the property was demolished in September 2009. The old foundations were crushed and reused as base material in the new development, while metal roofs, doors and windows were salvaged for recycling. Construction of Sutton Oaks began in December 2009 and was completed in December 2010. The new Sutton Oaks features 49 public housing units, 137 affordable (tax credit) units, and 8 units leased at market value.

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The revitalization is a master-planned, multi-phase development, which will result in a total of 400-500 new units. Because of its close proximity to Ft. Sam Houston, the revitalization of Sutton is benefiting the neighborhood and providing an affordable living option for those who will fill the hundreds of jobs that will be added to Ft. Sam Houston in the near future.

### HemisView Village

HemisView Village is the third phase of development at Victoria Commons. This area, once known as Victoria Courts, was originally built in 1941 with 660 units of public housing. The community is located in San Antonio's vibrant downtown area within walking distance of many of the city's historic and scenic landmarks. HemisView Village is a four-story complex, featuring residences wrapped around parking garages that open at each level to the units. With a wide range of community and unit amenities, HemisView Village has quickly become a great addition to the downtown community and offers mixed-income families a quality option to call home.

### Pin Oak

The 50-unit Pin Oak Apartments is a senior development built in 1979 that consists of 12 efficiencies, 36 one-bedroom, and 2 two-bedroom units. In October of 2009, the SAHA Board of Commissioners approved the non-renewal of the Project Based Section 8 Program Contract that had been in place, and also approved submission of a request for Section 8 Replacement Tenant-Based Vouchers. HUD granted the request for the replacement vouchers. The purchase price of \$1,200,000 was determined by a licensed appraiser who identified no deferred maintenance; however, an amount not to exceed \$1,292,000 in Replacement Housing Factor Funds was utilized to provide for the purchase and other transaction costs including closing and legal, relocation, and SAHA administration expenses.

Residents of the Project were notified of the intention to opt out of the Project Based Section 8 Program. Staff worked to minimize any impact on residents and facilitate their transition to Public Housing or use of their tenant-based Section 8 voucher. Upon consideration and approval by the SAHA Board of Commissioners, the purchase of the Project by SAHA using Replacement Housing Factor Funds was submitted to HUD for approval and was subsequently approved. The closing of the transaction occurred June 30, 2010.

### **7. Number of public housing units removed from the inventory during the year**

<b>Development</b>	<b>Removal Justification</b>	<b>Type</b>	<b>Bedroom Size</b>
Homeownership	3 single-family homes (Springview) were sold to homeownership program participants	Family	3 (3 br) units

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8. Number of MTW HCV authorized at the end of the Plan year: 12,471
9. Number of non-MTW vouchers authorized at the end of the Plan year: 1,090

Types of non-MTW vouchers authorized
Disaster Voucher Program
Ike Disaster Housing Assistance Program
Mod-Rehab
Shelter Plus Care
Mainstream
Tenant Protection Vouchers
Veterans Affairs Supportive Housing

10. Number of HCV units project-based during the Plan year: None during fiscal year 2010-2011

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

SAHA owns and manages 43 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 6,992 units (including six single-family homes) located throughout San Antonio.

In addition to SAHA's affordable mixed-income housing communities, SAHA also owns and/or manages 557 units, which are subsidized under the Property-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.

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## 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
	<b>Total Units</b>	<b>768</b>	<b>557</b>

## **B. Leasing Information**

### **1. Total number of MTW public housing units leased in Plan year: 6,158 units**

SAHA is currently leased at 97.2% overall occupancy in its public housing units, and anticipates reaching 98% by year-end. There are currently 119 units of elderly/disabled units at Lewis Chatham off-line for renovation, which are expected to become available for leasing in September 2011, as well as 63 units off-line for renovation at Marie McGuire Apartments that are expected on-line in mid-2012.

### **2. Total number of non-MTW public housing units leased in Plan year: 0 (zero) units**

### **3. Total number of MTW HCV leased in Plan year: 12,936**

### **4. Total number of non-MTW HCV leased in Plan year: 953**

### **5. Description of any issues related to leasing of public housing or HCVs**

SAHA is working towards a 98% utilization of non-MTW vouchers. In 2010, SAHA received an additional 100 VASH vouchers, 160 tenant protection vouchers, and a grant renewal for the Shelter Plus Care (SPC) program that can serve up to 86 households. SAHA

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has developed an implementation plan to address the two newest allocations for VASH and SPC. That plan is in the initial stages of roll-out, and SAHA expects 98% utilization by the end of December 2011.

Additionally, the Moderate Rehabilitation Single Room Occupancy program that can serve up to 88 persons was transferred to another location, and has had challenges leasing the SRO's for various reasons, including aggressive community policies, lack of interested tenants, and staff turnover. SAHA received official notice to terminate this contract effective November 1, 2012. SAHA will pursue tenant protection vouchers for this purpose. Additionally, two properties have been off-line due to HQS and/or rehabilitation: Serento and La Posada, both of which are referral based programs. We will continue to work with these two owners to occupy these units when they are ready and put back in service.

### **6. Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the Plan year)**

Currently, SAHA has zero (0) PBV committed at the end of the fiscal year. However, SAHA will be converting 333 public housing units at the end of 2011 at the following properties:

Morris Beldon – 35 units

Villa Veramendi – 166 units

L.C. Rutledge – 66 units

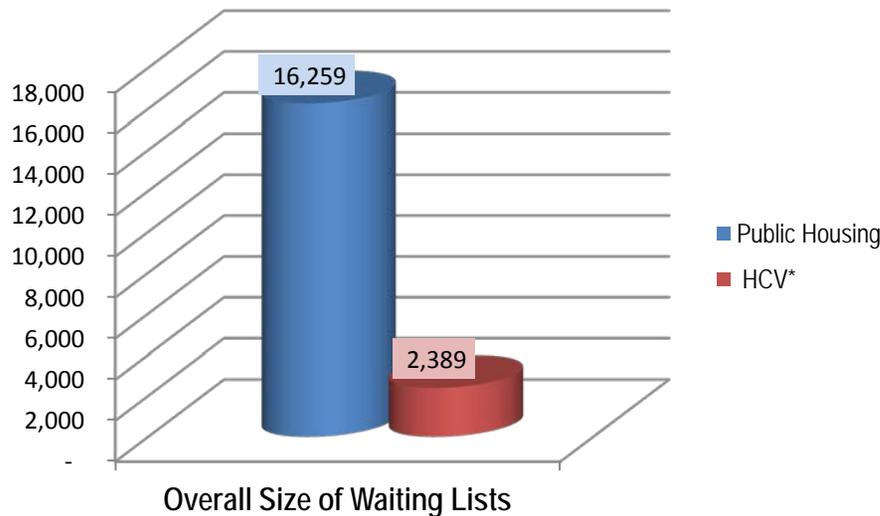
Cross Creek – 66 units

**C. Waiting List Information**

**1. Number and characteristics of households on the waiting lists (all housing types) at the end of the Plan year**

No significant changes are currently anticipated in the community-wide waiting list for public housing. For fiscal year 2011-2012, the agency will review best practices and develop an action plan to improve, automate and document operational waiting list processes. We will also explore the possibility of site-based waiting lists, as well as possible third-party management of some of our waiting list operations.

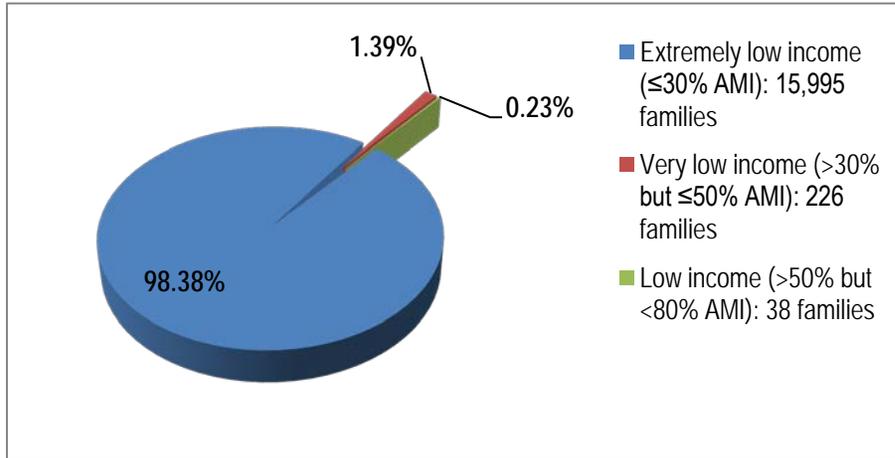
The public housing waiting list experienced varied increases and decreases as a result of purging of the list. The public housing waiting lists are purged annually.



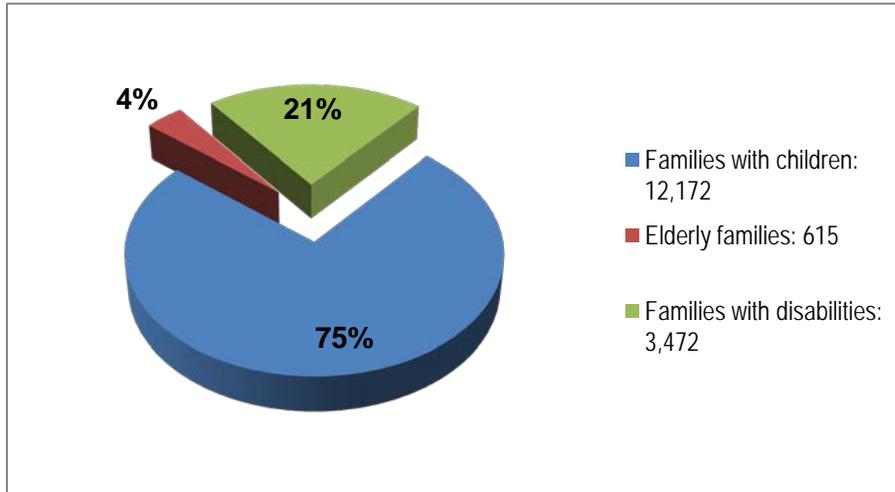
\*HCV waiting list has been closed since November 2007

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## Public Housing Waiting List Characteristics, by Income



## Public Housing Waiting List Characteristics, by Household Type



# Vibrant Communities Where People Thrive

## Public Housing Waiting List Characteristics, by Bedroom Size

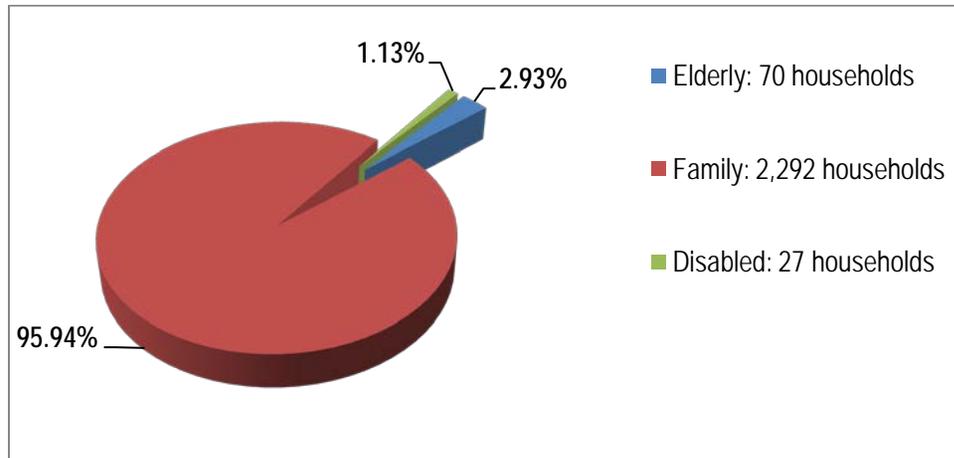
Characteristics by Bedroom Size	# of families	% of total families
1BR	6,796	41.80%
2 BR	5,564	34.22%
3 BR	3,025	18.61%
4 BR	753	4.63%
5 BR	121	0.74%

## HCV Program General Information

SAHA closed its HCV program waiting list for general applications in November 2007. The waiting list has remained open for families that qualify for certain local preferences. Demographic and income information is gathered when an applicant is selected from the waiting list for an eligibility appointment. The waiting list may open to the public for general applications in calendar year 2012. There are 2,389 applicants on the waiting list as of June 30, 2011. SAHA will continue to keep the list open for certain local preferences.

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## HCV Waiting List Characteristics, by Household Type



## HCV Waiting List Characteristics, by Bedroom Size

Characteristics by Bedroom Size	# of families	% of total families
0 BR	2	0.08 %
1 BR	586	24.53%
2 BR	997	41.73%
3 BR	643	26.92%
4 BR	142	5.94%
5 BR	19	0.80%

### III. Non-MTW Related Housing Authority Information

#### A. Description of Non-MTW Activities Implemented by the Agency

##### 1. Supportive Housing

Supportive housing is 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 re-entry, 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 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:

**Veteran Affairs Supportive Housing (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 240 families authorized for assistance under this program.

**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 then screens the applicants to ensure they have met all criteria and then forwards the applicant packets to SAHA. The applicants are then placed on our waiting list. Upon selection from the waiting list, applicants are notified by mail to schedule an eligibility appointment.

**Shelter Plus Care (SPC)** – provides rental assistance to up to 101 families with mental disabilities and is a referral-based program in partnership with The Center for Health Care Services.

**Moderate Rehabilitation Program (MOD)** – provides project-based rental assistance for up to 355 low-income families.

**Disaster Housing Assistance Program (DHAP) Ike** – provides rental assistance and case management services to families who were displaced by Hurricanes Gustav and Ike. As of December 2010, 16 families remain assisted under this program.

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**Disaster Voucher Program (DVP)** - provides rental assistance to families who were on the voucher program before they were displaced by Hurricanes Katrina and Rita. As of December 2010, 17 families remain assisted under this program.

**Mainstream (MS)** – provides rental assistance to up to 100 disabled families that meet one of HUD’s target funding categories.

**SRO Moderate Rehabilitation Program** – Provides rent subsidy payments to private property landlords for select rental units that have been rehabilitated under this program. These subsidies provide housing assistance to homeless families as they transition into affordable housing.

**Project Based Vouchers (PBV)** - SAHA currently manages 43 affordable mixed-income communities totaling 6,992 units, of which 292 units are public housing. SAHA anticipates a total 333 public housing units from these communities will be converted in 2012 to PBV to increase operational capital that will enhance client services and resources, as well as increase housing choices in modernized units with improved case management supportive services.

## **2. Choice Neighborhoods Initiative**

SAHA was selected to receive a fiscal year 2010 Choice Neighborhoods Initiative Planning Grant, for the revitalization of the Wheatley community, which includes Wheatley Courts and the surrounding area. 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.

## **3. Jobs Plus**

During the 2010-2011 fiscal year, SAHA was awarded a five-year, \$2.5 million grant through the Social Innovation Fund (SIF), to launch the Jobs Plus employment/anti-poverty initiative program. The Jobs Plus program grant will enhance ongoing self-sufficiency efforts. The objective of the Jobs Plus program is to encourage employment, which will lead to an increase in household income and improve the residents’ quality of life. The grant has been awarded specifically in two of the agency’s most heavily impoverished public housing developments, Alazan-Apache Courts and Mirasol Homes.

## **4. Family Self-Sufficiency (FSS) Program**

A vital SAHA program since 1990, FSS is designed to assist families in achieving economic independence and self-sufficiency through education, job training, skills development, and supportive resources. The objective of the voluntary FSS program is to encourage, motivate, assist, and provide tools for participants to seek higher education and gainful employment in jobs that improve the family’s earning potential.

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In the 2010-2011 fiscal year, the FSS Program assisted 222 public housing families and 15 HCV families, and 5 families completed the program and invested their escrow accounts toward purchasing homes.

### **5. Homeownership Program**

SAHA offers two homeownership programs, one for public housing residents and one for HCV participants. Both of the programs offer homebuyer counseling. The HCV program allows homebuyers to apply an existing housing choice voucher toward monthly mortgage payments. In addition to the monthly mortgage subsidy, the program features a low down payment, as well as pre-homeownership and post-homeownership education courses. These courses focus on:

- Budgeting and money management
- Credit counseling and credit repair
- Financing
- Home maintenance

Fifty-five (55) families participated in the HCV homeownership program over the past year. These families also received homeownership support and additional assistance from community partners. Nine (9) families participated in the public housing homeownership program, four of whom have purchased a home.

### **6. 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 family participates 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 32 college scholarships totaling \$48,000, and 89 perfect attendance awards worth \$4,000.

### **7. Innovative Funding and Partnerships**

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

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## 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. Currently, three residents are participating.

## 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 will be distributed throughout our communities between October 2011 and March 2012.

**Walking and Bicycle Trails:** Three miles of hike-and-bike trails will be developed at five public housing communities, including Alazan-Apache Courts, Cassiano Homes, Lincoln Courts, Springview and Springhill. Construction is scheduled to begin October 2011.

## 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 by January 2012. SAHA's elderly/disabled community, Lewis Chatham, will be the first public housing community to be a 100% smoke free building.

## **8. New Development**

Currently, SAHA is completing several activities that will increase the supply of affordably-priced housing in San Antonio by 827 units. These activities include development and acquisition of new housing, completion of development of projects planned within the

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next two years (including Sutton Oaks II, San Juan III and the build-out of Victoria Commons) and concept testing for additional projects that may be built in the next three to five years. In order to complete this work, an estimated \$7.3 million in Replacement Housing Factor Funds will be used, as well as an estimated \$1.1 million in Preservation and Expansion Funds. In addition to these funds, the Sutton Oaks II project is currently awaiting final determination by the Texas Department of Housing and Community Affairs (TDHCA) regarding an allocation of 9% Low Income Housing Tax Credits.

## IV. Long-term MTW Plan

SAHA is preparing to kick off a strategic planning process that will result in a five-year strategic plan for the agency. SAHA's MTW goals will serve as a platform to initiate discussions of long-term policy priorities, while also providing a set of benchmarks to measure progress on an annual basis. We anticipate that the strategic planning process will generate innovative ideas that will take full advantage of the MTW flexibility. We also anticipate that SAHA stakeholders will want to build on the agency's MTW accomplishments.

Some of the goals that have been initially discussed include:

- Continue to develop operational and program efficiencies
- Strengthen and multiply community relationships that will maximize the agency's limited resources
- Focus on techniques that enhance the quality of life, income potential and self-sufficiency of program participants through supportive services
- Commit to housing development, rehabilitation and neighborhood revitalization through simplified development and redevelopment processes that will increase housing choices

At the forefront of the agency's efforts to increase housing choices for low-income families is a two-year plan of action that was adopted by SAHA's Board of Commissioners on August 18, 2011. This action followed the adoption of SAHA's Affordable Housing Preservation and Expansion Policy (P&E Policy) on May 12, 2011. The P&E Policy establishes the principles, goals, priorities and strategies that SAHA intends to pursue to preserve and expand the supply of high quality, sustainable and affordable housing in San Antonio.

**V. Proposed MTW Activities: HUD Approval Requested**

The following activities were proposed in the MTW Plan, approved by HUD, and are scheduled to be implemented in the second year of the MTW Plan.

**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. The first plan year has been dedicated 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. SAHA expects this information to inform implementation of this activity in the second plan year.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Reduce average closing time for HUD funded development	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	To be implemented in coming year
Reduce legal expenses for HUD funded developments	Average legal fees for mixed income developments that include public housing (\$400,000)	By Year 2, reduce legal expenses associated with HUD-funded developments by 15%	To be implemented in coming year

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**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).

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### **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, if 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.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Number of units to which SAHA applies the exception not to provide supportive services	SAHA will monitor both the number of PBV units which are not provided supportive services as well as the number of PBV units which are provided supportive services participating in self-sufficiency activities in year 1	Apply the exception as needed to PBV up to 181 units in Springhill Apartments that are expected to receive PBV commitments in the first year, and for any project-basing of developments with expiring subsidies	To be implemented in coming year
Occupancy rate of communities where PBV is committed	64% occupancy rate SAHA will monitor the occupancy of PBV committed units in year 1	92%-100% occupancy rate	To be implemented in coming year
Average earned income of PBV families to which the exception is applied, relative to others in the same developments	SAHA will monitor both average family earned income of all PBV committed units receiving supportive services, as well as families not receiving supportive services	Average earned income of such families should be equal or greater than that of others in the development	To be implemented in coming year

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**Data Collection Methods:** SAHA is still in the process of developing a tracking method. SAHA will report annually on the number of PBV units to which this exception will apply and the occupancy rates in the developments involved. SAHA will also report annually on the average earned income of families residing in such units relative to others in the same developments receiving services, which will be collected in the recertification process.

**Authorizations:** MTW Agreement Attachment C, Section D7 (Establishment of an Agency MTW Section 8 Project-Based Program).

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### **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. 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.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Move-out rate of PBV units	Zero PBV units committed to affordable housing portfolio SAHA will monitor the move-out rate of families living in PBV	Move-out rate after second year is significant, but not so high as to undermine project stability (e.g., 10% range)	To be implemented in coming year

**Data Collection Methods:** SAHA will report annually on the move-out rate from PBV units.

**Authorizations:** MTW Agreement Attachment C, Sections D4 (Waiting List Policies) and D7 (Establishment of an Agency MTW Section 8 Project-Based Program).

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### **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 and San Antonio Metropolitan Ministries.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Number of vouchers committed to nonprofit sponsors who agree to provide services	SAHA will monitor the number of vouchers committed to non-profit sponsors who agree to provide services	200 vouchers set aside within two years	On June 2, 2011, Board approved set-aside of 200 vouchers, setting the stage for implementation in the coming year
Dollar value of services provided	Zero services provided; SAHA will monitor amount each family receives for dollar valued services	100% of dollar amount of valued services will be provided	To be implemented in coming year
Increase in earned income of households who are provided housing and services under set-aside vouchers	SAHA will monitor the increased earned income of families who receive set-aside vouchers and services	10% increase within two years	To be implemented in coming year
Continued successful housing of such households	SAHA will monitor households which are receiving successful housing assistance under set-aside vouchers	90% of households successfully housed after two years	To be implemented in coming year

**Data Collection Methods:** SAHA is still in the process of developing a tracking method. SAHA will report annually on the number of vouchers set aside, and track service commitments through nonprofit sponsors reporting increased earned income through recertification and successful housing on an annual basis through occupancy records and move-out reports.

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

**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.

Metrics	Baseline	Benchmarks	2011 Results
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	SAHA has increased the number and percentage of very low-income households served.  Very low income PH households served: FY 2010: 5406 (94%) FY 2011: 5712 (98%)  Very low income MTW HCV households served: FY 2010: 11,414 (98%) FY 2011: 12,456 (96%)
# of households assisted with MTW funds	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	SAHA has increased the number of households assisted with MTW funds:  • FY 2010: 17,782 • FY 2011: 19,094

**Data Collection Methods:** HUD’s Methodology Baseline Calculation and internal reports. No internal reports were available for June 30, 2011 date, so a range of dates were sampled to arrive at a percentage range.

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

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### **FY2011-1a - Promote Education through Partnerships**

SAHA partnered with Alamo Colleges for the Gateway to College program, a pilot that promotes 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 education continuation 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 helps students who have dropped out of high school, or who are at risk of not graduating, to earn a high school diploma while also earning college credits. Gateway to College contracts with San Antonio school districts to offer scholarships to the program. SAHA intends to offer on-the-job training (OJT) for students that are in the process of completing the Gateway to College curriculum. Training opportunities within the fields of Cosmetology, Emergency Medical Services, automotive repair, fire department, law enforcement, child care, and healthcare administration are all among the initial OJT partnerships. Gateway to College conducts the recruitment and development of the students in Public Housing and HCV programs based on their available resources.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>2011 Results</b>
High School Diploma Completion	0 participants	50 participants by end of year 1	54 participants enrolled in year 1
Certificate Completion	0 participants	25 participants will receive High School Diplomas or certificates by end of year 2	17 participants received high school diplomas or certificates in year 1
Job Training Completion	0 participants	25 participants will complete job training by end of year 2	115 participants have received on-the job training

**Data Collection Methods:** Tracking at a Glance (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.

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### **FY2011-1b - Pilot Child Care Training Program**

The pilot child care training program was designed to offer child care and after school services at designated family public housing developments. SAHA partnered with child care providers, as well as with job training programs, to create a comprehensive child care certification program with an OJT component. Residents enrolled in this program would 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 has 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.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Child Care Services	0 participants	<p>By end of year 1, SAHA will execute MOU's with child care providers to provide services on site.</p> <p>By year two, 40 Families (10 families per development) will receive child care services at the sites.</p>	Year 1, SAHA executed a contract partnership with Miller Child Development Center, to provide day care oversight
Individuals Employed	0 participants	<p>By the end of year 1, 20 residents (5 per development) will be trained to become certified child care providers.</p> <p>By year 2, 50% of residents who completed training will be connected to employment.</p>	Year 1, 10 residents obtained training and child care development certifications

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**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.

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## **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 and the Elderly/Disabled Services (EDS) program. Case management was not previously available to residents who were not participating in one of these two grant-funded programs. However, as an MTW initiative, holistic case management would be provided to all families participating in the MTW program. Case managers would look at barriers to employment, education and job training, social service needs, mental health, emotional wellness, physical health, and financial needs, to identify the strengths and potential self-sufficiency achievements of the participants.

Under this activity public housing and HCV staff would provide case management services, customer service, linkage to services, and promote self-sufficiency. The job training, employment, and education services that staff referred residents to include:

### Highway Construction Certification Partnership with Texas Department of Transportation (TxDOT)

This job-training and employment program for public housing residents provides work experience in highway construction. Fourteen (14) public housing residents have received on-the-job training and certifications leading to gainful employment.

### Time Warner Cable (TWC) Cable Installer Training

This eight week job training program offers low-income housing residents cable installer training, job placement, and resume writing assistance. Partners include the City of San Antonio, Alamo Colleges and Time Warner Cable. Six (6) residents completed the training program and received certification.

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Metrics	Baseline	Benchmarks	2011 Results
Case management	Case management services provided: <ul style="list-style-type: none"> <li>• HCV FSS - 408</li> <li>• PH EDS - 1522</li> <li>• PH FSS - 405</li> </ul>	By the end of year 2, case management services will be provided to 100 residents not currently served under FSS/EDS	243 residents not previously served under FSS/EDS received case management services
Self-Sufficiency	0 participants	By year 1, 100 residents will be participating in a self-sufficiency activity related to job training, employment or education	485 residents participated in self-sufficiency activities related to job training, employment or education <ul style="list-style-type: none"> <li>• 222 in FSS case management</li> <li>• 128 in MTW case management</li> <li>• 20 in highway construction or cable installer training</li> <li>• 115 in summer youth employment program</li> </ul>

**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.

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### **FY2011-1d - Resident Ambassador Program**

The pilot 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 of opportunities to participate in self-sufficiency activities. Under this initiative, a stipend is paid to 5-7 residents per selected property for the following activities:

- Promoting self-sufficiency activities
- Co-organizing community building events
- Helping with outreach by passing out flyers
- Performing various grassroots outreach efforts
- Serving as mentors to other residents

Recruited residents included those who had been successful in past self-sufficiency activities. In addition, announcements were posted in the community, requesting residents to apply and compete for these positions. Residents were interviewed and those candidates who demonstrated the desired abilities to become ambassadors were selected. SAHA proposes to expand the program in year two, after successful implementation in selected developments during year one.

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Metrics	Baseline	Benchmarks	2011 Results
Self-Sufficiency	0 participants per selected property	Recruit 5-7 residents/per property to become ambassadors	Year 1, 22 Resident Ambassadors from 14 different SAHA communities participated in the program
Self-Sufficiency	0 participants	100 residents enrolled in self-sufficiency activities and receiving case management services	<p>912 residents enrolled in self-sufficiency activities and receiving case management services</p> <ul style="list-style-type: none"> <li>• 222 in public housing FSS case management</li> <li>• 128 in MTW case management</li> <li>• 20 in highway construction or cable installer training</li> <li>• 10 received child care certificates</li> <li>• 6 received child care</li> <li>• 389 in HCV FSS case management</li> <li>• 115 in the summer youth employment program</li> <li>• 22 in resident ambassadors program</li> </ul>

**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.

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## **FY2011-1e - Preservation and Expansion of Affordable Housing**

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 139 units for individuals and families. The property will consist of newly constructed units at 60% of AMI or below, and will dedicate 49 units as public housing for tenants with incomes at or below 30% AMI. Also on the horizon, is an additional new mixed-income, multi-family community, Sutton Oaks II, which includes 20% public housing. 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 or other low-income 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.

Due to the difficult financing environment, the construction phases of several projects are pending additional funding.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Increase housing choices	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	Year 1 of this activity, SAHA has replaced 247 public housing or other low-income housing units through the new construction of three new mixed-income communities, with a total of 611 affordable and market units.

**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.

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## FY2011-3 - Biennial Recertification for Public Housing Elderly and Disabled

Previously, all program residents were required to complete annual recertification of their family income and composition. However, it had become clear that elderly and disabled residents experience minimal family income or composition changes each year. Typically, the only change is a result of a cost of living increase from the Social Security Administration. These annual reviews were an inconvenience to our elderly and disabled residents and took up valuable staff time for minimal changes.

To implement, SAHA initially used random methods to select 1,941 elderly and disabled residents for their scheduled recertification. Half of the residents at each property were on a two-year recertification cycle starting in the first year and the remainder would be on the two-year cycle starting in the second year of program implementation. Every family would continue to have the option of an interim recertification, at any time, if there was a change in family composition, reduction in income or an increase in medical expenses. Reducing the recertification to once every two years allows staff more time to provide case management services to the elderly and disabled residents and to focus on customer service initiatives.

Metrics	Baseline	Benchmarks	2011 Results
Hours to complete recertification	8,454 staff hours to complete annual recertification	Staff hours reduced by 4,227 hours	Implemented January 2011: preliminary estimates indicate staff hours reduced by 1455 hours

**Discussion:** Results fell short of benchmarks due to a couple of factors. One was a late start in implementation (January 2011). An additional unanticipated factor was the number of households who requested a meeting with staff to verify that they were in fact not required to come in for a recertification. SAHA is confident that time savings will become more significant as residents become more comfortable with the change in procedures.

SAHA is developing a tracking methodology to verify staff time savings. In the meantime, a preliminary estimate has been calculated based on the number of households who participated in the first year (970), the average time per household to conduct an annual recertification (2 staff hours), and the average time per household to conduct an educational meeting explaining the change in procedures (30 minutes). Effectively, staff hours are estimated to have been reduced by 1.5 hours times 970 first-year participants, which equals 1455 hours.

SAHA is also revisiting the baseline and benchmark figures for this activity.

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

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

While continuing the mandatory use of the Enterprise Income Verification (EIV) report, housing program staff transitioned from the use of third-party verification of income from employers to the use of participant-provided documents. Oral verifications and/or mailed third-party verification continue to be utilized in the event of a discrepancy or if documents appear altered. SAHA 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.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Office Visits	13,000 participants	Reduce requests for additional documentation to 12,000	Implemented for HCV. Reduced requests for additional documentation to 9,077
Cost of paper products	Annual cost of paper products anticipated at \$16,350	Reduction of paper products to \$14,715	Implemented for HCV. Cost in paper products was \$17,383
Cost of postage per 3 <sup>rd</sup> Party	Annual cost of postage anticipated at \$102,000	Reduction of postage cost to \$91,800	Implemented for HCV. Postage cost was reduced to \$91,008

**Challenges:** The number of office visits was higher than anticipated due to over 5,000 families being called off the HCV waiting list. In order to maintain leases, vouchers, and/or funding at 98%, a substantial number of families were called off the waiting list during this reporting period. This resulted in higher than usual paper costs.

The activity was implemented for HCV, but implementation for public housing was delayed. In 2010 the Public Housing Program underwent a reorganization that resulted in the movement of staff to new locations. During this transition, staff spent long hours learning their properties, assigning new staff, and working closely with their residents. The Public Housing Program will engage the activity in the 2011-2012 fiscal year.

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SAHA is revisiting the metrics, baselines and benchmarks for this activity. The cost of paper, for example, may not be an effective metric given its sensitivity to factors outside the scope of the activity, such as commodity prices and agency policies that favor the use of recycled paper.

**Data Collection Methods:** SAHA will continue to create a more efficient mechanism to track this MTW activity.

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

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

The policy was revised 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 (previously 60) from the eligibility appointment and participant-provided documents dated within 180 calendar days (previously 120) from the recertification appointment would be valid. This did not apply to permanent documents, such as social security cards, birth certificates, and identification cards.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
Office Visits	13,000 participants	12,000 office visits	Implemented for HCV. Reduced office visits to 9,077
Cost of postage per 3 <sup>rd</sup> party	Annual cost of postage anticipated at \$102,000.	Reduction of postage cost to \$91,800	Implemented for HCV. Postage cost was reduced to \$91,008
Cost of paper products	Annual cost of paper products anticipated at \$16,350	Reduction of paper products to \$14,715	Implemented for HCV. Cost in paper products was \$17,383
Increase the number of timely completed annual and interim recertifications	13,000 annual and approximately 4,800 interim recertifications	11,050 annual and approximately 4,080 interim recertifications completed in a timely fashion	Implemented for HCV. Annual recertifications were reduced to 10,876 and interim recertifications were reduced to 4,285

**Challenges:** The number of office visits was higher than anticipated due to over 5,000 families being called off the waiting list. In order to maintain leases, vouchers, and/or funding at 98%, a substantial number of families were called off the waiting list during this reporting period. This resulted in higher than usual paper costs.

The activity was implemented for HCV, but implementation for public housing was delayed. In 2010 the Public Housing Program underwent a reorganization that resulted in the movement of staff to new locations. During this transition, staff spent long hours learning their properties, assigning new staff, and working closely with their residents. The Public Housing Program will engage the activity in the 2011-2012 fiscal year.

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SAHA is revisiting the metrics, baselines and benchmarks for this activity. The cost of paper, for example, may not be an effective metric given its sensitivity to factors outside the scope of the activity, such as commodity prices and agency policies that favor the use of recycled paper.

**Data Collection Methods:** SAHA intends on conducting studies in order to assess the impact of this activity.

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

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### **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.

<b>Metrics</b>	<b>Baseline</b>	<b>Benchmarks</b>	<b>2011 Results</b>
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	Initial steps completed, including environmental review, HUD approval, and scheduled inspections
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
Occupancy rate of communities where PBV is committed.	SAHA will monitor the occupancy rate where PBV is committed.	92-100% occupancy rate	To be fully implemented in coming year

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**Data Collection Methods:** SAHA is in the process of developing a tracking method. SAHA will report annually on the number of units in the affordable housing portfolio to which PBV has been attached and the occupancy rate of these communities.

**Authorizations:** MTW Agreement Attachment C, Section D7 (Establishment of an Agency MTW Section 8 Project-Based Program).

**VII. Sources and Uses of Funding**

<b>Consolidated Sources and Uses of MTW Funds</b>		
<b>Fiscal Year Ending June 30, 2011</b>		
<b>SOURCES</b>		
	<b>Actual</b>	<b>Proposed</b>
HCV Block Grant (HAP & Administrative Fees)	\$96,899,602	\$92,020,721
Public Housing Operating Subsidy	\$20,980,387	\$20,545,661
Public Housing Rental & Other Income	\$11,825,729	\$12,206,272
Accumulated NRA (projected at 6/30/2010)	\$0	\$8,706,768
Public Housing Capital Grant	\$10,301,968	\$18,306,900
Replacement Housing Factor Grants	\$5,093	\$0
<b>TOTAL SOURCES</b>	<b>\$140,012,779</b>	<b>\$151,786,322</b>
<b>USES</b>		
Salaries & Benefits	\$15,340,197	\$12,875,684
Repair & Maintenance	\$6,028,364	\$6,445,263
Utilities	\$5,320,881	\$5,867,605
Protective Salaries	\$637,995	\$613,763
Insurance	\$1,186,256	\$1,303,260
Other Expenses, Including Management Fees & Consulting Fees	\$10,900,343	\$8,342,860
HAP Expense for HCV Program	\$80,137,143	\$81,135,468
2009 HCV Administration Costs	\$1,404,538	\$1,791,000
Public Housing Capital Grant	\$10,301,968	\$18,306,900
Replacement Housing Factor Grants	\$5,093	\$0
Capital Uses of MTW Reserve Funds (net of Self Sufficiency & HCV Activities)	\$0	\$0
Provision for Preservation & Expansion of Affordable Housing	\$0	\$10,479,769
Compliance Programs	\$447,564	\$2,536,929
Self-Sufficiency Activities including Grant Matching Funds	\$847,218	\$2,087,821
<b>TOTAL USES</b>	<b>\$132,557,560</b>	<b>\$151,786,322</b>
<b>TRANSFERS, RESERVES &amp; NET INCOME</b>		
MTW Reserve Drawdown/(Buildup)	(\$7,455,219)	\$0

*Vibrant Communities Where People Thrive*

<b>Consolidated Sources and Uses of Central Office Cost Center</b>						
<b>Fiscal Year Ending June 30, 2011</b>						
<b>SOURCES</b>						
					<b>Actual</b>	<b>Proposed</b>
Contract Billing					\$1,275,780	\$3,042,532
Other Revenue					\$363,984	\$371,352
Management Fee					\$5,955,796	\$5,920,394
Bookkeeping Fee					\$1,872,098	\$1,875,156
Asset Management Fee					\$1,048,170	\$619,457
CFP Management Fee					\$974,457	\$1,142,634
Fee for Service					\$5,105,563	\$2,263,613
<b>TOTAL SOURCES</b>					<b>\$16,595,848</b>	<b>\$15,235,138</b>
<b>USES</b>						
Salaries and Benefits					\$8,723,524	\$11,308,914
Repair & Maintenance					\$266,961	\$419,232
Utilities					\$240,713	\$292,751
Protective Salaries					\$289,141	\$253,163
Insurance					\$140,413	\$336,171
Other Expenses					\$6,175,999	\$2,676,454
<b>TOTAL USES</b>					<b>\$15,836,751</b>	<b>\$15,286,685</b>
<b>NET INCOME/(LOSS)</b>					<b>\$759,097</b>	<b>(\$51,547)</b>

Notes:

- “Protective Salaries” refers to security services
- SAHA is not a recipient of State or Local Funds

## *Vibrant Communities Where People Thrive*

- Planned vs. actual use of single-fund flexibility

SAHA's MTW Plan described the agency's intent to combine the public housing, Housing Choice Voucher Program and capital fund resources into a single authority-wide funding source with full funding flexibility. Over the past year, however, SAHA has used the single fund block grant to:

- provide 100% of operating fund subsidies to the public housing portfolio
- provide 100% of Capital Fund to the public housing portfolio
- make 100% of HAP payments
- pay 100% of HCV administrative operating costs
- establish a reserve account equal to one month's HAP

- Planned use of MTW reserves

SAHA's FY 2011-2012 budget outlines the use of \$9.1 million in MTW Reserves, including Section 8 Operations, MTW Initiatives, the Victoria Community Center, Grant Matching Funds, Architectural Contracts for New Development, and Improvements in the Non-Profit Portfolio. (See full memo on subsequent pages.)

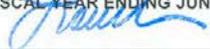
# Vibrant Communities Where People Thrive

SAN ANTONIO HOUSING AUTHORITY

June 2, 2011

## BOARD OF COMMISSIONERS

RESOLUTION 5171, APPROVING THE CONSOLIDATED OPERATING BUDGET AND GOALS FOR THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO ("SAN ANTONIO HOUSING AUTHORITY") AND ITS AFFILIATED NON-PROFITS FOR THE FISCAL YEAR ENDING JUNE 30, 2012.

  
Lourdes Castro Ramirez  
President and CEO

  
Ed Hinojosa,  
Chief Financial Officer

### REQUESTED ACTION:

Consideration and approval regarding Resolution 5171, approving the Consolidated Operating Budget and Goals for the Housing Authority of the City of San Antonio ("San Antonio Housing Authority") and its affiliated Non-Profits for the fiscal year ending June 30, 2012.

### PURPOSE:

Review and approval of the proposed operating budget.

### FINANCIAL IMPACT:

The proposed budget will be implemented for the Fiscal Year Starting July 1, 2011 and Ending June 30, 2012. Financial performance versus budget will be reported back to the Finance Committee on a periodic basis throughout the year.

### SUMMARY:

The Finance Committee of the Board of Commissioners held a Budget Workshop on May 26, 2011. During the Workshop the Finance Committee reviewed in detail the Operating Budget and Goals and provided suggestions and feedback for incorporation into the Budget and Goals for the Fiscal Year ending June 30, 2012.

After many months of debate and several Continuing Resolutions, on April 14, 2011, Congress and the President finally enacted the FY2011 federal funding bill.

As many of you know, the federal bill reduces funding levels in HUD-assisted programs, including Public Housing, Section 8 and HOPE VI. The brunt of these cuts will be felt by Public Housing, with a cut of 3 percent in Operating Subsidy and an 18 percent cut in Capital Funds. Furthermore, HOPE VI has been reduced by 50 percent. Also of great concern is an immediate 22 percent decrease in administrative fees that support the Section 8 program and central office (support) departments.

The proposed FY 2012 funding is even less promising, with a proposal to offset \$1 billion in Public Housing operating reserves and to enact a multi-year funding freeze.

This difficult funding environment has made our budget process challenging. In 2011, SAHA is forecasting a reduction of \$5.5 million in Operating Subsidy, Section 8 Administrative Fees, Capital Funds and American Recovery and Reinvestment Act (ARRA). This is equivalent to a loss of 7% from FY2010 funding. The revenue loss would have been more devastating if we hadn't had such success this year in securing new grant funds totaling \$1.4 million. While federal funds have decreased by 7%, costs have increased by 10%; this increase is largely due to higher utility costs, capital needs, and rising costs in insurance and employee benefits.

Furthermore, as federal revenues become scarce and continue to lag behind accruing modernization needs, the affordable housing needs in our community continue to grow. In fact,

Agenda Item No. 11

# Vibrant Communities Where People Thrive

SAN ANTONIO HOUSING AUTHORITY

June 2, 2011

our most recent assessment of housing demand and supply in San Antonio revealed a significant unmet need for quality affordable housing to extremely low and very low income individuals and families.

In many ways, the current funding environment and the serious challenges facing our industry, provide us with the ideal opportunity to work together to identify and implement innovative and targeted solutions to ensure that we adequately meet the housing and community development needs of the most vulnerable individuals and families in our City.

To that end, we have taken several measures and plan to carry-out the following initiatives to balance the budget, while keeping in mind the long-term health of our Agency and our ability to provide quality housing and services to nearly 25,000 households in San Antonio.

These measures and initiatives include:

1. Remaining at, or below, FY 2010/11 staffing levels in all departments by eliminating duplication or unnecessary vacant positions. A total of 24 vacant positions have been eliminated from the budget. The exception to this has been in departments where a new funding source has been secured for salaries and benefits.
2. Moving away from a widespread approach to a focused approach in resource allocation.
3. Launching a recapitalization initiative using conversion of select public housing properties to Section 8 project-based vouchers to preserve our public housing assets.
4. Improving non-profit properties with the goal that this investment will improve performance of the properties.
5. Targeting limited Capital and Moving to Work (MTW) funds in the following areas:
  - Comprehensive housing preservation and property improvements at select sites in both public housing and non-public housing portfolios.
  - Completion of redevelopment efforts at Victoria Commons, Sutton Oaks and San Juan.
6. Leveraging our MTW flexibility to continue to identify efficiencies and reduce costs. These savings will then be reinvested into resident development, self-sufficiency activities and to close the funding gap in Section 8. Because of our strong financial performance in the last two years, we have built a healthy MTW Fund that will enable us to close the forecasted \$3.2 million funding gap in Section 8 and ensure our ability to continue housing families.
7. The Operating Budget includes the use of \$9.1 million in MTW Reserves for various purposes, including Section 8 Operations, MTW Initiatives, the Victoria Community Center, Grant Matching Funds, Architectural Contracts for New Development, and Improvements in the Non-Profit Portfolio.
8. Continuing to aggressively seek non-federal resources to support resident and community development activities.
9. Investing in improved IT systems including the purchase of updated computers, better communication lines to sites, an upgrade to JDE, and perhaps outsourcing our email servers to decrease downtime and increase productivity.
10. Leading an agency-wide strategic planning process as well as creating a Learning Organization culture.

Lastly, we will renew a loan to comprehensively renovate SAHA's central office and relocate employees at the Brazos Warehouse to a more suitable building.

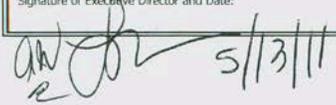
Staff is focused on making prudent departmental and budgetary decisions, especially during this very challenging and changing funding environment.

# Vibrant Communities Where People Thrive

## VIII. Administrative

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 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			Revised Annual Statement (revision no: 6)		
Performance and Evaluation Report for Period Ending: 12/31/10			Final Performance & Evaluation: X		
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 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	\$316,188	\$225,146	\$225,146	\$225,146
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$15,000	\$141,328	\$141,328	\$141,328
10	1460 Dwelling Structures	\$3,025,156	\$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	\$102,877	\$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
<b>21</b>	<b>Amount of Annual Grant (Sum of Lines 2-20)</b>	<b>\$8,789,524</b>	<b>\$8,789,524</b>	<b>\$8,789,524</b>	<b>\$8,789,524</b>
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	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	\$400,128	\$400,128	\$400,128	\$400,128

(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:  5/13/11

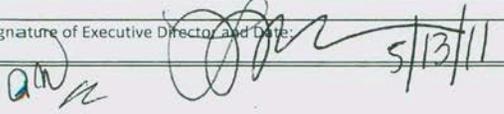
Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

# Vibrant Communities Where People Thrive

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 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		Revised Annual Statement (revision no:2)			
Performance and Evaluation Report for Period Ending: 12/31/10		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	\$1,582,667	\$1,582,667	\$1,518,584
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$604,161	\$236,947	\$236,947	\$97,959
10	1460 Dwelling Structures	\$1,956,369	\$2,176,161	\$2,176,161	\$1,795,075
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	\$2,192,651	\$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	8,449,173
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	\$0	\$0	\$0
26	Amount of line 21 Related to Energy Conservation Measures	536,236	636,085	324,243	324,243
(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: <i>[Signature]</i> 5/13/11		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

# Vibrant Communities Where People Thrive

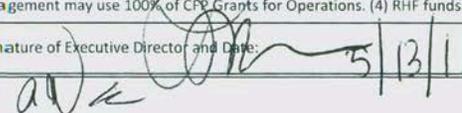
Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P006501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008 CFP
Original Annual Statement Reserve for disasters/ Emergencies		X Revised Annual Statement (revision no: 2)			
Performance and Evaluation Report for Period Ending: 12/31/10		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	147,358	0	0	0
4	1410 Administration	880,060	885,630	885,630	880,060
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	167,337	206,792	206,792	160,189
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	734,499	705,645	705,645	354,169
10	1460 Dwelling Structures	2,053,200	2,953,479	2,953,479	945,074
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	680,000	80,187	80,187	0
13	1475 Nondwelling Equipment	185,378	16,100	16,100	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	2,192,651	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	6,292,262
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	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	810,000	810,000	810,000	810,000
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			


5/13/11

# Vibrant Communities Where People Thrive

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 04/30/2011			
PHA Name San Antonio Housing Authority Part 1: Summary		Grant Type and Number Capital Fund Program Grant No: TX59P006501-09 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 CFP	
Original Annual Statement Reserve for disasters/ Emergencies Performance and Evaluation Report for Period Ending: 12/31/10		Revised Annual Statement (revision no: ) 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)	1,850,425	1,850,425	1,850,425	1,850,425
3	1408 Management Improvements	124,695	124,695	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	228,000	0	0
8	1440 Site Acquisition	12,000	12,000	0	0
9	1450 Site Improvement	1,822,170	1,822,170	0	0
10	1460 Dwelling Structures	1,847,593	1,847,593	768,971	0
11	1465.1 Dwelling Equipment - Nonexpendable	4,000	4,000	0	0
12	1470 Nondwelling Structures	58,000	58,000	0	0
13	1475 Nondwelling Equipment	173,378	173,378	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	12,000	0	0
17	1499 Development Activities <sup>4</sup>	2,000	2,000	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	2,192,651	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)	9,252,125	9,252,125	5,737,259	4,054,684
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	480,893	700,893	0	0

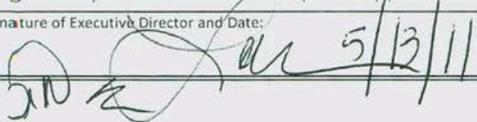
(1) To be completed for Performance and Evaluation Report. (2) To be Completed for the Performance and Evaluation Report or a Revised Annual Statement. (3) PHAs with under 250 units in management may use 100% of CFP Grants for Operations. (4) RHF funds shall be included here.

Signature of Executive Director and Date:  5/13/11

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

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

# Vibrant Communities Where People Thrive

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 04/30/2011			
PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P006501-10 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010 CFP	
Part 1: Summary		Revised Annual Statement (revision no:1)			
Original Annual Statement: <input checked="" type="checkbox"/> Reserve for disasters/ Emergencies: ___		Final Performance & Evaluation			
Performance and Evaluation Report for Period Ending: 12/31/10					
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)	1,948,914	1,948,914	1,948,914	1,948,914
3	1408 Management Improvements	124,695	100,000	0	0
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	408,000	450,000	0	0
8	1440 Site Acquisition	12,000	0	0	0
9	1450 Site Improvement	1,097,000	608,417	0	0
10	1460 Dwelling Structures	1,801,593	3,380,134	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	4,000	0	0	0
12	1470 Nondwelling Structures	119,000	0	0	0
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	2,000	90,000	0	0
17	1499 Development Activities <sup>4</sup>	150,000	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	2192650.32	0
19	1502 Contingency (may not exceed 8% of line 20)	736,884	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	9,744,572	9,744,572	5,116,021	2,923,371
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 management may use 100% of CFP Grants for Operations. (4) RHF funds shall be included here.					
Signature of Executive Director and Date:  5/13/11		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

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

# Vibrant Communities Where People Thrive

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			
<b>PART I: Summary</b>					
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	
<b>Type of Grant</b>					
<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: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	29,011	15,984	15,984	15,984
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	831,036	839,520	839,520	712,246
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,290,571	1,290,358	1,290,358	993,053
10	1460 Dwelling Structures	12,329,984	12,334,740	12,334,740	8,395,670
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	77,200	77,200	77,200	77,200
17	1499 Development Activities <sup>4</sup>	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	\$10,194,153
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	40,000	44,501	44,501	0
25	Amount of line 20 Related to Energy Conservation Measures	1,900,001	1,688,460	1,688,460	1,250,000
<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:		

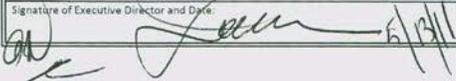
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# Vibrant Communities Where People Thrive

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			
PART I: Summary					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295  Victoria Plaza TX618 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600000809E) 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/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	72,355	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	37,559	54,825	54,825	41,899
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	625,990	758,752	758,752	41,079
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	60,000	46,000	46,000	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 <sup>4</sup>	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)	63,673	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$859,577	\$859,577	\$859,577	\$82,978
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	0
<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:			
					

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# Vibrant Communities Where People Thrive

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			
PART I: Summary					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 OP Schnabel TX659 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX0060000809E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account					
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	30,530	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	16,460	44,364	44,364	19,293
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	22,762	0	0	0
10	1460 Dwelling Structures	251,578	318,334	318,334	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	14,500	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 <sup>4</sup>	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)	26,868	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$362,698	\$362,698	\$362,698	\$19,293
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	0
<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:  6/12/11			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

# Vibrant Communities Where People Thrive

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	
PART I: Summary			
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Villa Tranchese TX619 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600000909E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 2 )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Costs	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
1	Total Non-CGP Funds	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0
3	1408 Management Improvements	0	0
4	1410 Administration (may not exceed 10% of line 20)	74,964	0
5	1411 Audit	0	0
6	1415 Liquidated Damages	0	0
7	1430 Fees and Costs	39,587	136,367
8	1440 Site Acquisition	0	0
9	1450 Site Improvement	45,725	206,154
10	1460 Dwelling Structures	615,729	535,096
11	1465.1 Dwelling Equipment - Nonexpendable	0	0
12	1470 Non-dwelling Structures	0	0
13	1475 Non-dwelling Equipment	48,500	12,956
14	1485 Demolition	0	0
15	1492 Moving To Work Demonstration	0	0
16	1495.1 Relocation Costs	0	0
17	1499 Development Activities <sup>4</sup>	0	0
18a	1501 Collateralization of Debt Service paid by the PHA	0	0
18a	9000 Collateralization of Debt Service paid Via System of Direct Deposit	0	0
19	1502 Contingency (may not exceed 8% of line 20)	65,968	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$890,573	\$890,573
21	Amount of line 20 Related LBP Activities	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	0
23	Amount of line 20 Related to Security-Soft Costs	0	0
24	Amount of line 20 Related to Security-Hard Costs	0	0
25	Amount of line 20 Related to Energy Conservation Measures	103,387	103,387
<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)

# Vibrant Communities Where People Thrive

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

PART I: Summary

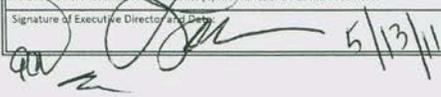
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Villa Hermosa TX622 Common Spaces	Grant Type and Number: ARRA Competitive Grant (TX00600001009E) Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 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: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report

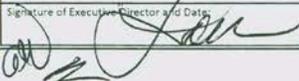
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	22,351	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	11,944	27,831	27,831	18,721
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	199,065	237,697	237,697	11,300
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	12,500	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 <sup>4</sup>	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)	19,668	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$265,528	\$265,528	\$265,528	\$30,021
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	29,905	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:  5/13/11	Signature of Public Housing Director and Date:
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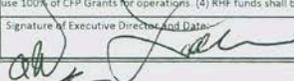
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# Vibrant Communities Where People Thrive

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. 2577-022G Expires 04/30/2011			
<b>PART I: Summary</b>					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Parkview TX627 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600001409E) 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/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	61,233	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	31,774	68,623	68,623	41,570
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	51,660	313,688	313,688	0
10	1460 Dwelling Structures	477,900	286,492	286,492	6,547
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	51,000	58,650	58,650	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 <sup>4</sup>	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)	53,886	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$727,453	\$727,453	\$727,453	\$48,117
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	0
<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 CFF Grants for operations. (4) RHF funds shall be included here.</small>					
Signature of Executive Director and Date:  5/13/11		Signature of Public Housing Director and Date:			

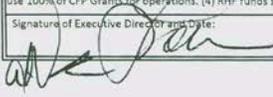
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# Vibrant Communities Where People Thrive

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			
<b>PART I: Summary</b>					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 College Park TX626B/636 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600001409E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	6,310	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	3,487	12,719	12,719	4,781
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	3,953	0	0	0
10	1460 Dwelling Structures	54,158	56,271	56,271	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	1,500	5,971	5,971	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 <sup>4</sup>	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)	5,553	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$74,961	\$74,961	\$74,961	\$4,781
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	0
<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:  5/12/11			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

# Vibrant Communities Where People Thrive

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			
<b>PART I: Summary</b>					
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 (TX00600001609E) 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/Emergencies			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)			
		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	58,690	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,560	65,995	65,995	44,901
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	42,645	0	0	0
10	1460 Dwelling Structures	466,690	631,637	631,637	26,923
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	47,000	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	0	0	0	0
17	1499 Development Activities <sup>4</sup>	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)	51,647	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$697,232	\$697,632	\$697,632	\$71,824
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	0
<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:  5/13/11			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

# Vibrant Communities Where People Thrive

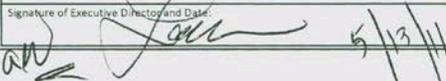
Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 04/30/2011			
<b>PART I: Summary</b>					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 <b>Matt Garcia TX655 Common Spaces</b>		Grant Type and Number: ARRA Competitive Grant (TX00600001609E) 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/Emergencies			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	27,226	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	14,619	31,864	31,864	11,347
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	19,824	67,100	67,100	5,231
10	1460 Dwelling Structures	223,821	208,386	208,386	9,018
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	14,000	16,100	16,100	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 <sup>4</sup>	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)	23,960	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$323,450	\$323,450	\$323,450	\$25,596
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	33,470	33,470	33,470	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:  5/12/11  
Signature of Public Housing Director and Date:

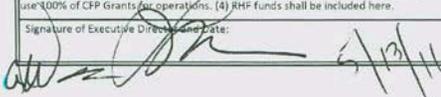
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# Vibrant Communities Where People Thrive

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			
<b>PART I: Summary</b>					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Madonna TX632A Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600002009E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/>	<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	7,823	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	4,315	8,440	8,440	7,077
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	71,915	84,497	84,497	4,140
13	1475 Non-dwelling Equipment	2,000	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	0	0	0	0
17	1499 Development Activities <sup>4</sup>	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)	6,884	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$92,937	\$92,937	\$92,937	\$11,217
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	8,372	0	0
<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 CFF Grants for operations. (4) RHF funds shall be included here.</small>					
Signature of Executive Director and Date:  5/13/11			Signature of Public Housing Director and Date:		

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# Vibrant Communities Where People Thrive

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			
PART I: Summary					
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 (TX00600002209E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 2)	<input type="checkbox"/> Final Performance and Evaluation Report	
	<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10				
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	24,196	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	12,989	26,097	26,097	16,621
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	17,712	67,100	67,100	5,231
10	1460 Dwelling Structures	0	194,257	194,257	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	198,764	0	0	0
13	1475 Non-dwelling Equipment	12,500	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 <sup>4</sup>	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)	21,293	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$287,454	\$287,454	\$287,454	\$21,852
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	29,787	29,787	29,787	0
<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:  5/12/11		Signature of Public Housing Director and Date:			

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# Vibrant Communities Where People Thrive

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			
PART I: Summary					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 <b>Cisneros TX654 Common Spaces</b>		Grant Type and Number: ARRA Competitive Grant (TX00600002209E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	27,672	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	14,871	23,331	23,331	19,029
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	20,390	167,100	167,100	5,231
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	227,460	138,314	138,314	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	14,000	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	0	0	0	0
17	1499 Development Activities <sup>4</sup>	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)	24,352	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$328,745	\$328,745	\$328,745	\$24,260
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	33,765	33,765	33,765	0
<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 Grant for operations. (4) SHF funds shall be included here.</small>					
Signature of Executive Director and Date:  5/12/11			Signature of Public Housing Director and Date:		

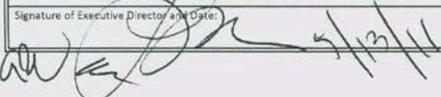
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# Vibrant Communities Where People Thrive

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		
PART I: Summary					
PHA Name: San Antonio Housing Authority PO Drawer 1300 San Antonio, Texas 78295 Kenwood North TX639 Common Spaces		Grant Type and Number: ARRA Competitive Grant (TX00600002309E) 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/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	25,523	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	13,626	32,688	32,688	22,341
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	21,311	67,100	67,100	5,813
10	1460 Dwelling Structures	205,797	186,755	186,755	6,700
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	14,500	16,675	16,675	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 <sup>4</sup>	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)	22,461	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$303,218	\$303,218	\$303,218	\$34,854
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	31,964	31,964	31,964	0
<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:  5/13/11			Signature of Public Housing Director and Date:		

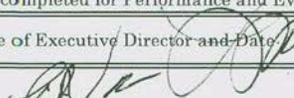
facsimile of form HUD-50075.1 (4/2008)

# Vibrant Communities Where People Thrive

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			
<b>PART I: Summary</b>					
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 (TX0060002809E) 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/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	11,512	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	6,318	13,269	13,269	7,508
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	8,024	0	0	0
10	1460 Dwelling Structures	97,282	123,498	123,498	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	3,500	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 <sup>4</sup>	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)	10,131	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$136,767	\$136,767	\$136,767	\$7,508
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	0
<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:  5/13/11			Signature of Public Housing Director and Date:		

facsimile of form HUD-50075.1 (4/2008)

# Vibrant Communities Where People Thrive

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Annual Statement/Performance and					
PHA Name: San Antonio Housing Authority		Grant Type and Number		Federal FY of Grant: 2001 RHF (1st Increment)	
Part 1 Summary		Capital Fund Program Grant No: __			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement		Replacement Housing Factor Grant No: TX59R00650101 (1st Increment)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:  5/13/11		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

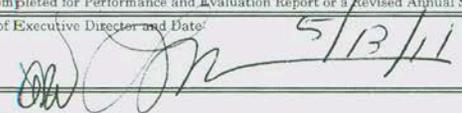
# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report					
PHA Name: San Antonio Housing Authority			Capital Fund Program Grant No: __		Federal FY of Grant: 2002 RHF
Part 1 Summary			Replacement Housing Factor Grant No: TX59R00650102 (1st 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: 12/31/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:  9/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				Capital Fund Part I: Summary	
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No: __		Federal FY of Grant: 2003 RHF (1st)	
Part I Summary		Replacement Housing Factor Grant No: TX59R00650103 (1 Increment)			
__ 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: 12/31/10		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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
<small>(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.</small>					
Signature of Executive Director and Date:  5/13/11			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: San Antonio Housing Authority			Capital Fund Program Grant No: _____		Federal FY of Grant: 2004 RHF (1st)
Part 1 Summary			Replacement Housing Factor Grant No: TX59R00650104 (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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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

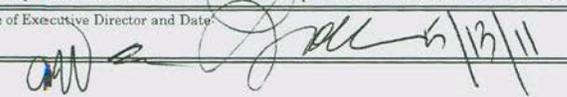
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

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 Capital Fund Program Grant No: __		Federal FY of Grant: 2004 RHF (2nd)	
		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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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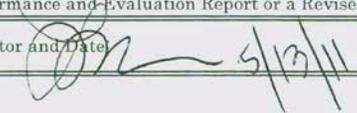
# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: San Antonio Housing Authority			Capital Fund Program Grant No: ___		Federal FY of Grant: 2005 RHF
Part I Summary			Replacement Housing Factor Grant No: TX59R00650105 (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: 12/31/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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
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

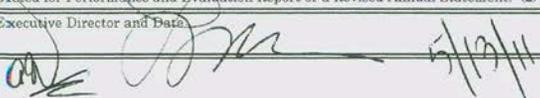
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:   12/15/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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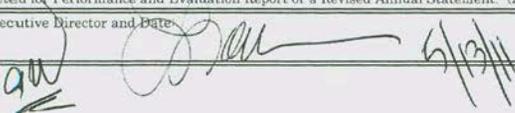
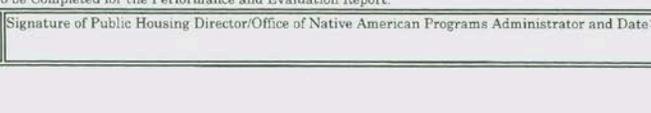
# Vibrant Communities Where People Thrive

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)
			Capital Fund Program Grant No: __		
Replacement Housing Factor Grant No: TX59R00650205 (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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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	1,424,825.51
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	1,424,826
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: 5/13/11					

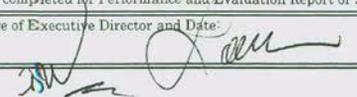
# Vibrant Communities Where People Thrive

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 Capital Fund Program Grant No: __		
Federal FY of Grant: 2006 RHF (2nd)					
Replacement Housing Factor Grant No: TX59R00650206 (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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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
<small>(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.</small>					
Signature of Executive Director and Date:			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		
 5/12/11					

# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part II: Supporting Pages					
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: 12/31/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:			
					

# Vibrant Communities Where People Thrive

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: 2007 RHF (2nd)
			Capital Fund Program Grant No: ___		
Replacement Housing Factor Grant No: TX59R00650207 (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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:		
 5/13/11					

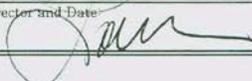
# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages					
PHA Name: San Antonio Housing Authority		Capital Fund Program Grant No: _____		Federal FY of Grant: 2008 RHF (1st)	
Part 1 Summary		Replacement Housing Factor Grant No: TX59R00650108 (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: 12/31/10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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: <i>[Signature]</i> 7/13/11			Signature of Public Housing Director/Office of Native American Programs Administrator and Date:		

# Vibrant Communities Where People Thrive

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: 2008 RHF (2nd)		
Replacement Housing Factor Grant No: TX59R00650208 (2 Increment)		Capital Fund Program Grant No: __			
<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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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	2,009,386	2,009,386
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,593,345	2,593,345	2,009,386	2,009,386
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

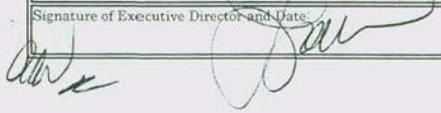
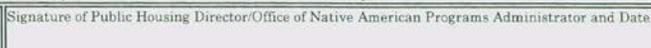
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part II: Supporting Pages					
PHA Name: San Antonio Housing Authority			Capital Fund Program Grant No: __		Federal FY of Grant: 2009 RHF (1st)
Part I Summary			Replacement Housing Factor Grant No: TX59R00650109 (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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date: 
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# Vibrant Communities Where People Thrive

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: 2009 RHF (2nd)
Replacement Housing Factor Grant No: TX59R00650208 (2 Increment)			Capital Fund Program Grant No: ___		
<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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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

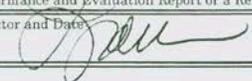
(1) To be completed for Performance, and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

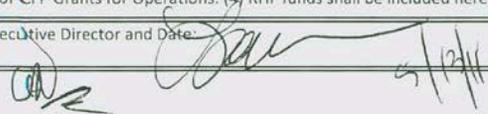
Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages					
PHA Name: San Antonio Housing Authority Part 1 Summary			Capital Fund Program Grant No: ___ Replacement Housing Factor Grant No: TX59R00650409		Federal FY of Grant: 2009 RHF (2nd) · Additional Funding
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

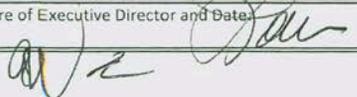
Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part II: Supporting Pages					
PHA Name: San Antonio Housing Authority			Capital Fund Program Grant No: __		Federal FY of Grant: 2010 RHF (1st)
Part 1 Summary			Replacement Housing Factor Grant No: TX59R00650110 (1st 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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	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	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 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:		


  
 Date: 5/12/11

# Vibrant Communities Where People Thrive

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: 2010 RHF (2nd)
Replacement Housing Factor Grant No: TX59R00650210 (2nd Increment)			Capital Fund Program Grant No: ___		
<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: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
BLI No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 <sup>st</sup> 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

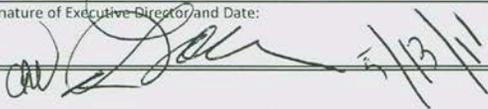
(1) To be completed for Performance and Evaluation Report. (2) To be Completed for the Performance and Evaluation Report or a Revised Annual Statement. (3) PHAs with under 250 units in management may use 100% of CFP Grants for Operations. (4) RHF funds shall be included here.

Signature of Executive Director and Date:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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# Vibrant Communities Where People Thrive

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 04/30/2011			
PHA Name San Antonio Housing Authority Part 1: Summary		Grant Type and Number Capital Fund Program Grant No: TX59P006501-11 Replacement Housing Factor Grant No:		Federal FY of Grant: 2011 CFP	
Original Annual Statement: <input checked="" type="checkbox"/> Reserve for disasters/ Emergencies: <input type="checkbox"/>		Revised Annual Statement (revision no: <input type="text"/> )			
Performance and Evaluation Report for Period Ending:		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)	1,948,914	0	0	0
3	1408 Management Improvements	130,495	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	974,457	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	166,000	0	0	0
8	1440 Site Acquisition	10,000	0	0	0
9	1450 Site Improvement	1,346,678	0	0	0
10	1460 Dwelling Structures	1,954,813	0	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	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 <sup>4</sup>	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)	777,565	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	9,744,572	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	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:  5/13/11	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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facsimile of form HUD-50075.1 expires 04/30/2011

# Vibrant Communities Where People Thrive



San Antonio Housing Authority  
818 South Flores San Antonio, Texas 78204

*D. Certification that 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.*

## 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

9/29/11  
Date