

Section II. General Housing Authority Operating Information

A. Housing Stock Information

i. Planned New Public Housing Units

At the beginning of FY2019, the agency had a total of 6,137 units in inventory and is expected to close the fiscal year with 6,015 units (94 scattered sites disposed and 28 single family homes demolished at Villa Fortuna). Based on planned dispositions in FY2020, the Agency is projecting to have 5,894 units in the Low Income Public Housing Program (LIPH, also referred to as public housing) by the end of FY2020.

The Agency is also looking into the possibility of bringing online additional ACC units (PH) that are authorized and have not been assigned. It is the Agency's understanding that if and when these ACC units are assigned to a property owned or being developed by SAHA, the Agency's PH unit inventory would increase.

Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

| ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER | BEDROOM SIZE | | | | | | TOTAL UNITS | POPULATION TYPE* | # of Uniform Federal Accessibility Standards (UFAS) Units | |
|--|--------------|----|----|----|----|----|-------------|------------------|---|-----------|
| | 0/1 | 2 | 3 | 4 | 5 | 6+ | | | Fully Accessible | Adaptable |
| NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |

| | |
|--|----------|
| Total Public Housing Units to be Added in the Plan Year | 0 |
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* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe: NA

ii. Planned Public Housing Units to be Removed

It is anticipated that the total projected number of public housing units will be reduced by 230 during FY2020.

Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year. (see Appendix 5 Asset Management Plan)

| AMP NAME AND NUMBER | NUMBER OF UNITS TO BE REMOVED | EXPLANATION FOR REMOVAL |
|-------------------------|-------------------------------|--|
| Scattered Sites AMP 533 | 94 | HUD approved - high cost of managing and maintaining these units |
| BR/SF/PL/VF AMP 536 | 28 (VF) +9 (SF)+11 | Mirasol - Westside Reinvestment Initiative / |

| | | |
|-------------------------------------|------------------|--|
| | (PL) Total 48 | Homeownership |
| Springview Homes | 7 | Section 32 Program / HOPE VI - Springview Homes Disposition |
| Springview Buildings B/C 147/148 | 25 | Planned new development - Our Lady of Charity Apartments, 93 tax-credit units |
| Remaining Scattered Site AMP 533 | 69 | Pending HUD application and approval - high cost of managing and maintaining these units |

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| Total Public Housing Units to be Removed in the Plan Year | 243 |
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iii. Planned New Project Based Vouchers (PBV)

SAHA plans to project-base thirty (80) new housing choice vouchers in FY2020. If additional opportunities to project base housing choice vouchers at additional properties arise during FY2020, SAHA will report on any actions taken in a subsequent MTW Report.

Planned New Project Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (HAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

| PROPERTY NAME | NUMBER OF VOUCHERS TO BE PROJECT-BASED | RAD? | DESCRIPTION OF PROJECT |
|-----------------------------------|--|------|--|
| Beacon Communities (Various) | 30 | No | Beacon Communities is the Agency's non-profit housing portfolio. PBVs are committed as per FY15-3 Modified Project Based vouchers and will be allocated based on Beacon occupancy and direct referrals from the partner. |
| Partnership or Beacon Communities | 50 | No | In addition to Beacon Communities, the Agency has a Partnerships portfolio. PBVs are committed as per FY15-3 Modified Project Based Vouchers. |

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| Planned Total Vouchers to be Newly Project-Based | 80 |
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iv. Planned Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.

| PROPERTY NAME | NUMBER OF PROJECT-BASED VOUCHERS | PLANNED STATUS AT END OF PLAN YEAR* | RAD? | DESCRIPTION OF PROJECT |
|----------------|----------------------------------|-------------------------------------|------|------------------------|
| Gardens at San | 31 | Leased / Issued | No | Mixed-income Community |

| | | | | |
|----------------------|----|-----------------|----|--------------------------------------|
| Juan | | | | |
| East Meadows | 8 | Leased / Issued | No | Initial phase of Choice Neighborhood |
| Wheatley Park Senior | 36 | Leased / Issued | No | Final phase of Choice Neighborhood |

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| Planned Total Existing Project-Based Vouchers | 75 |
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* Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

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| PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR |
| Victoria Plaza - total 185 units are currently offline due to a planned comprehensive modernization. It is anticipated that construction will be completed and units re-occupied by the end of FY20. |
| Tenant Protection Vouchers (TPV) - a total of 94 TPVs are expected to be added to the voucher portfolio as a result of the public housing scattered site disposition. |

vi. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

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|---|---------------|--------------------------------------|
| GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR | | |
| The San Antonio Housing Authority's capital expenditures during the plan year will be dedicated to capital improvement projects, A/E related costs, construction management fees, and operating-administration costs throughout the public housing portfolio. The capital plans will address Life-Safety repairs, comprehensive modernization and substantial renovations at several public housing developments. | | |
| Planned Capital Improvements | | |
| Property | Budget | Description |
| Blanco (1) | \$ 420,000 | Basement Structural Repairs |
| Cassiano (1) | \$ 300,000 | 7 Offline Unit Restoration |
| Cassiano | \$ 200,000 | Foundation Repairs |
| College Park | \$ 75,000 | Elevator #2 - Cylinder Replacement |
| Fair Avenue (1) | \$ 2,000,000 | Fire Sprinkler System/Alarm Upgrades |
| Highview | \$ 161,200 | Storm Drainage Repairs |
| Le Chalet | \$ 1,300,000 | Substantial Renovation |
| Mirasol Homes | \$ 1,209,800 | Roof Repairs - Replacement |
| Morris Beldon | \$ 912,000 | Substantial Renovation |
| Park View | \$ 1,300,000 | Roofing, Exterior Panels |
| San Pedro Arms (1) | \$ 90,000 | Elevator Modernization |
| South San Apts. | \$ 161,200 | Drainage Repairs |
| T.L. Shaley (1) | \$ 220,000 | Fire Restoration |
| Victoria Plaza (1) | \$ 17,000,000 | Comprehensive Modernization |

| | | |
|---|--------------|--------------------------------------|
| Various PH Properties | \$ 500,000 | Installation of A/C Window Units |
| Villa Tranchese (1) | \$ 2,000,000 | Fire Sprinkler System/Alarm Upgrades |
| Villa Veramendi | \$ 950,000 | Roof Repairs and Replacement |
| (1) Partial expenditures may carryover from FY19 to FY20. | | |

B. Leasing Information

i. Planned Number of Households Served

As detailed in the table below, SAHA plans to serve **18,305 MTW households** in fiscal year 2018-19, through both public housing, MTW Housing Choice Vouchers, and other families served as part of activity FY2011-1e.

Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

| PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH: | PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED* | PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED** |
|--|--|---|
| MTW Public Housing Units Leased | 68,4369 | 5,825 |
| MTW Housing Choice Vouchers (HCV) Utilized | 146,880 | 12,240 |
| Local, Non-Traditional: Tenant-Based^ | N/A | N/A |
| Local, Non-Traditional: Property-Based^ | 2,052 | 171 |
| Local, Non-Traditional: Homeownership^ | N/A | N/A |

| | |
|--|---------------|
| Planned Total Households Served | 18,305 |
|--|---------------|

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

| LOCAL, NON-TRADITIONAL CATEGORY | MTW ACTIVITY NAME/NUMBER | PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED* | PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED* |
|---------------------------------|-------------------------------------|--|--|
| Tenant-Based | N/A | N/A | N/A |
| Property-Based | FY2011-1e: Preservation & Expansion | 2,052 | 171 |
| Homeownership | N/A | N/A | N/A |

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

| HOUSING PROGRAM | DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS |
|----------------------------|---|
| MTW Public Housing | The Agency is currently undergoing waitlist maintenance and adjusting the ACOP to increase success rate from selection to move in. This is expected to increase lease-up activity. |
| MTW Housing Choice Voucher | The Agency continues to select applicants from the waitlist to ensure MTW baseline is met. In addition, the Agency is currently undergoing wait list maintenance to increase success rate from selection to lease-up. |
| Local, Non-Traditional | None. |

C. Waiting List Information

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

| WAITING LIST NAME | DESCRIPTION | NUMBER OF HOUSEHOLDS ON WAITING LIST | WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED | PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR |
|---|----------------------------------|--------------------------------------|---|---|
| Section 8 Tenant Voucher | Voucher | 14,045 | Closed | Yes |
| Mod Rehab | Community Wide | 22,586 | Open | n/a |
| Public Housing | Site-Based | 22,630 | Open | n/a |
| East Meadows Project Based Vouchers | Project Based Voucher Site Based | 12,467 | Open | n/a |
| Gardens at San Juan Project Based Vouchers | Project Based Voucher Site-Based | 30,482 | Open | n/a |
| Wheatley Park Senior Project Based Vouchers | Project Based Voucher Site-Based | 169 | Open | n/a |
| Beacon Communities Project Based Vouchers | Project Based Voucher Site-Based | 0 | Closed | Yes* |
| Beacon Communities or Partnerships Project Based Vouchers | Project Based Voucher Site-Based | 0 | Closed | Yes* |

***Referral based**

Please describe any duplication of applicants across waiting lists:

Total number of unique applicants is 51,352 with each applicant averaging around 2 waiting list applications each.

ii. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s),

including any opening or closing of a waiting list, during the Plan Year.

| WAITING LIST NAME | DESCRIPTION OF PLANNED CHANGES TO WAITING LIST |
|---|--|
| S8 Tenant Based Voucher | The Agency plans to open the list when the wait time is less than 4 months for applicants. |
| Beacon Communities Project Based Vouchers | The Agency plans to open the list on July 1, 2019. The list will be referral based. |
| Beacon Communities or Partnerships Project Based Vouchers | The Agency plans to open the list when the new development is completed. The list will be referral based. |