

Section II. General Housing Authority Operating Information

A. Housing Stock Information

i. Planned New Public Housing Units

At the beginning of FY2018, the agency had a total of 6,097 units in inventory. Based on planned new units and dispositions, the Agency is projecting to have 6,045 units in the Low Income Public Housing Program (LIPH, also referred to as public housing) at the beginning of FY2019.

By the end of FY2019, the Agency anticipates adding 42 public housing units as part of phase two of the mixed-finance redevelopment project, East Meadows Phase II, formerly part of Wheatley Courts public housing development. These units are expected to be fully occupied by March 2018.

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
East Meadows II	6	20	12	4	0	0	42	General	3	0

Total Public Housing Units to be Added in the Plan Year	42
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* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

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

N/A

ii. Planned Public Housing Units to be Removed

Pending HUD approval, the Agency plans to remove 94 single-family scattered sites from the public housing inventory. The Agency completed an evaluation of all 163 scattered sites in the portfolio and ninety-four units were selected for disposition due to the high cost of managing and

maintaining these units. If HUD approves the disposition application, the net sale proceeds will be invested in capital repair/replacement projects for other public housing assets. It is anticipated that the total projected number of public housing units will be reduced by 94 during FY2019.

Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
NA	NA	NA

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

As detailed in the tables below, SAHA anticipates project-basing 40 housing choice vouchers in FY2019 as part of a new proposed Choice Neighborhood redevelopment of Alazan Courts. If SAHA does not receive the Choice Neighborhood grant, those 40 vouchers may be project-based over multiple fiscal years.

If opportunities to project-base housing choice vouchers at additional properties arise during FY2019, 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 (AHAP) 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
Alazan	40	No	Proposed Choice Neighborhood Redevelopment

Planned Total Vouchers to be Newly Project-Based	40
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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 Juan	31	Leased / Issued	No	Mixed-income Community
East Meadows	8	Leased / Issued	No	Initial phase of Choice Neighborhood
Wheatley Park Senior	36	Leased / Issued	No	Final phase of Choice Neighborhood

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.

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 FY19.

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.

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	\$ 282,500	Basement-Structural Repairs
Cassiano	\$ 300,000	7 Offline Unit Restoration
Charles Andrews (1)	\$ 2,900,000	Comprehensive Modernization
Cross Creek (1)	\$ 110,000	Burn Unit Restoration

Escondida (1)	\$ 125,000	Hail Damage Roof Replacement
Fair Avenue	\$ 1,500,000	Fire Sprinkler System, Fire Alarm Upgrades.
Francis Furey	\$ 870,000	Hail Damage Roof Replacement
Frank Hornsby (1)	\$ 560,000	Hail Damage Roof Replacement
Le Chalet	\$ 1,300,000	Substantial Renovation
Lila Cockrell	\$ 120,000	Boiler Replacement
Lincoln Heights (1)	\$ 6,200,000	Hail Damage Roof Replacement
Madonna (1)	\$ 845,000	Hail Damage Roof Replacement; window/gas lines
Morris Beldon (1)	\$ 200,000	Hail Damage Roof Replacement
Scattered Site 9354 Valley Gate	\$ 100,000	Substantial Renovation
Tarry Towne	\$ 957,000	Hail Damage Roof Replacement
T.L. Shaley	\$ 150,000	Fire Restoration
Victoria Plaza	\$12,000,000	Comprehensive Modernization
Villa Tranchese	\$ 1,950,000	Fire Sprinkler System, Fire Alarm, Chiller Upgrades.
Wheatley Choice Neighborhood Initiative DDTF	\$ 854,061	CNI Development
(1) Partial Expenditure may carryover to FY19.		

B. Leasing Information

i. Planned Number of Households Served

As detailed in the tables below, SAHA plans to serve **18,142 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	145,752	12,146
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	18,142
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* "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

As detailed in the table below, SAHA expects to have 5 wait lists open during the plan year.

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	25,173	Closed	No
Mod Rehab	Community Wide	16,097	Open	n/a
Public Housing	Site-Based*	26,937	Open	n/a
East Meadows Project Based Vouchers	Project Based Voucher Site Based	9,329	Open	n/a
Gardens at San Juan Project Based Vouchers	Project Based Voucher Site Based	26,515	Open	n/a
Wheatley Park Senior Project Based Vouchers	Project Based Voucher Site Based	31	Open	n/a

Please describe any duplication of applicants across waiting lists:

Total number of unique applicants is 53,473 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
Public Housing	Application system will be updated to restrict preferred development selection to 5 or less to assist clients in selecting their properties and reduce error in applications received.