

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PublicHousingAuthorityPlans

CityofSanDiego -SanDiegoHousingCommission

Final(ca063v03)AnnualAgencyPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCEWITH
INSTRUCTIONSLOCATEDINAPPLICABLEPIHNOT**

**Annual Public Housing Authority
San Diego Housing Commission - Annual Agency Plan - Fiscal Year 2003**
[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Not Applicable

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page#</u>
Annual Plan	
Table of Contents	
1. Housing Needs	5
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	36
13. Crime and Safety	38
14. Pets	40
15. Certifications (included with PHA Plan Certifications)	40

16. Audit	40
17. Asset Management	40
18. Other Information	41
Definition of “Substantial Deviation” and “Significant Amendment”	

Attachments 44

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments

- Attachment A - Deconcentration Analysis and Policy (ca063a03)
- Attachment B - FY2003 Capital Fund Program Annual Statement (ca063b03)
- Most recent board - approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C - PHA Management Organizational Chart (ca063c03)
- Attachment D - FY2003 Capital Fund Program 5 Year Action Plan (ca063d03)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment E - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ca063e03)
- Other (List below, providing each attachment name)

Attachment F - Pet Policy (ca063f03)

Attachment G - Section 8 Project Based Vouchers (ca063g03)

Attachment H - List of Resident Advisory Board Members (ca063h03)

Attachment I - Progress Statement (ca063i03)

Attachment J - San Diego Housing Commission - Board of Commissioners

Attachment K - Cap Reports (CA16R063 -501-02)(CA16R063 -501-02)
(CA16R063-501-02) and (CA16R063 -501-02).

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs (1)
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources (2)
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies (3)
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies (3) Attachment G
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies (3) Attachment ca063a03
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination (4)
X	Schedule of flat rents offered to each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination (4)
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination (4)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance (5)
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures (6)
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures (6)
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs (7) Attachment ca063b03
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs (7) Attachment ca063d03
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
N/A	Approved or submitted public housing home ownership programs/plans	
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership (11)
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency (12)
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency (12)
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency (12)
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention (13)
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit (16)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Troubled PHAs: MOA/Recovery Plan	
X	Other supporting documents (optional)	See List on Page 2
X	Resident Survey Follow Up Plan	

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

AMI: Area Median Income

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	30,000	5	5	3	1	3	3
Income > 30% but ≤ 50% of AMI	26,000	5	5	3	1	3	3
Income > 50% but < 80% of AMI	27,000	5	5	3	1	3	3
Elderly	13,000	5	5	3	3	3	3
Families with Disabilities	28,000	5	5	3	5	3	5
Low-Income Hispanic Households	35,000	5	5	3	1	3	3
Low-Income African-American Households	19,000	5	5	3	1	3	3
Low-Income Asian & Pacific Island Households	12,000	5	5	3	1	3	3
Low-Income American Indian Households	1,000	5	5	3	1	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Fiscal Year 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

-City of San Diego's FY 1996-FY 2000 Consolidated Plan
-CHAS HUD Data -book
-1990 and 2000 Census

Persons with Physical Disabilities

Based on San Diego Association of Governments (SANDAG) estimates, in the City of San Diego there are over 28,000 households with a physically disabled member, representing 7% of the households in the City. This segment of the population is slowly increasing due to lower fatality rates and higher longevity rates resulting from advances in medicine. The special needs required for housing physically disabled individuals include not only affordability, but also special construction features to provide for access and use according to the particular disability of the occupant.

The location of housing for disabled people is also important because many such households need access to a variety of social services and to other specialized handicapped-accessible services throughout the City and surrounding area. In addition to the housing needs of physically disabled persons described above, there should be support services designed to meet the needs of the particular individual. A social worker should assist persons returning to the community from a health care institution. Although an exact number of housing units which are not accessible to people with mobility impediments is not available, it can be assumed that there is an extreme shortage. For people with mobility impediments and other disabilities, there is an extreme shortage of usable facilities. The vast majority of the housing stock available for rent is unusable and not accessible by people with mobility impediments.

Elderly and Frail Elderly

The 1990 Census indicates that forty-five percent of low-income elderly households in San Diego are renters (17,839) and approximately 55% are owners (21,391). The frail elderly, those age 85 and older, are the fastest growing population segment, both nationally and in San Diego County. A substantial number of low-income elderly households (7,198 renters and 4,013 owners) pay more than 50% of their income for housing. The health and social needs of these elderly persons are significantly impacted when so much of their limited resources go to housing.

The growth of the elderly population in San Diego has been impressive, doubling between 1940 and 1960 and again from 1960 to 1980 when the total number of persons aged 65 years or older reached 85,313 and comprised 9.7 percent of the total population. In-migration after World War II and through 1960 accounted for much of the increase. Since 1970, however, most of the elderly growth in the City of San Diego can be attributed to natural aging. Given the relatively high cost of living in San Diego, it could be that many retirees nationally have essentially been priced out of the local housing market. This process would therefore be responsible for considerably reducing in-migration by the elderly.

The trend of reduced in-migration of elderly to San Diego is expected to continue. Natural aging is expected to account for the majority of the population increase in the elderly population in San Diego for the foreseeable future. Given this, most of the projected elderly already live in San Diego and those who are above low income probably have adequate housing. Therefore, there appears to be relatively little need for significant new elderly housing development without rental subsidies.

According to the San Diego County Area Agency on Aging, the population over 65 years of age has four main concerns:

- **Income** - At least half of those who are over 65 and retired live on a fixed income.
- **Health Care** - Because the elderly have a high rate of illness, easy access to good health care facilities is crucial.
- **Transportation** - Many seniors utilize public transportation; however, 13.8% of individuals age 65+ have a disability which prevents them from using public transportation.
- **Housing** - Of those over 65 years of age, 40% rent and 25% live alone (Countywide figures).

Elderly residents have special housing needs by virtue of their usually retired status, frequently reduced income level, and often deteriorating health or physical well being. Many elderly residents need smaller studio apartment units or even Single Room Occupancy units (SROs) to live independently. Typically, elderly citizens desire to live independently as long as their health permits. However, if their health does deteriorate, it may be necessary to move to some type of assisted living care arrangement. This can range from a nursing home with full 24-hour care to limited in-house assistance or a shared housing arrangement.

These characteristics indicate the need for smaller, low-cost housing units which have easy access to public transportation and health care facilities. These factors should guide the development of new housing for low-income elderly households. The housing needs of the elderly include supportive housing such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes planned service components such as personal care, housekeeping, meals, personal emergency response, and transportation. A social worker should assist the elderly returning to the community from a health care institution.

Racial/Ethnic Concentrations

One of San Diego's greatest assets is its diversity in terms of its people and its neighborhoods. Many of the neighborhoods are reflections of its residents with various cultural and economic groups living together harmoniously and sharing a sense of community.

According to 2000 Census data, San Diego's population totals 1,223,400 persons of which 49 percent are White (non-Hispanic), 25 percent are Hispanic (all races), 13 percent are Asian and Pacific Islanders, 8 percent are African-American (non-Hispanic), and 0.3 percent are Native American. Approximately 3.4 percent are some other race or two or more races.

The most significant changes in the ethnic composition of San Diego's population, as indicated from the 1990 and 2000 Census, has been the growth of the Asian and Hispanic segments of the population. The Asian & Pacific Islanders population segment grew by 35 percent from 1990 to 2000. The Hispanic population increased by 34 percent for the same time period.

The 1990 Census (2000 Census income data not yet available) data indicates that there are 160,158 very low- and low-income households in the City of San Diego. Of that number, 34,652 are Hispanic (all races) households; 19,012 are African-American (non-Hispanic) households; 12,382 are Asian & Pacific Islanders (non-Hispanic); 1,143 are Native American (non-Hispanic) households; and 92,960 are White (non-Hispanic).

The 34,652 Hispanic, very low- and low-income households represent 61% of the Hispanic households in the City. The 19,012 African-American, very low- and low-income households represent 57% of the African-American households in the City. The 12,382 Asian & Pacific Islanders, very low- and low-income households represent 41% of the Asian & Pacific Islanders households in the City. The 1,143 Native American, very low- and low-income households represent 50% of the Native American households in the City.

Although these figures demonstrate that the need for affordable housing in San Diego transcends ethnic classifications, the greatest housing need falls among the 34,652 very low- and low-income Hispanic households which constitute 61% of all Hispanic households in the City. This figure does not include the estimated 10,800 to 14,400 largely Hispanic rural homeless farmworkers and other day laborers.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** A. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	10,272		6,400
Extremely low income <= 30% AMI	7,106	69%	
Very low income (> 30% but <= 50% AMI)	2,559	25%	
Low income (> 50% but < 80% AMI)	42	.40%	
Families with children	6,172	60%	
Elderly families	1,679	16%	
Families with Disabilities	3,225	31%	
Race/ethnicity – White	2,198	21%	
Race/ethnicity – Black	2,176	21%	
Race/ethnicity – American Indian	103	1%	
Race/ethnicity – Hispanic	3,797	37%	
Race/ethnicity – Asian	1,040	10%	
Other	954	9%	
Unknown	4	.03%	

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site -Based or sub -jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	8,438		1,400
Extremely low income <=30% AMI	5,891	70%	
Very low income (>30% but <=50% AMI)	2,213	26%	
Low income (>50% but <80% AMI)	57	.07%	
Families with children	5,351	63%	
Elderly families	1,116	13%	
Families with Disabilities	2,685	32%	
Race/ethnicity – White	1,838	22%	
Race/ethnicity – Black	2,321	28%	
Race/ethnicity – American Indian	98	1%	
Race/ethnicity – Hispanic	2,737	32%	
Race/ethnicity – Asian	685	8%	
Other	754	9%	
Unknown	6	<1%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	Number of Families requesting this bedroom size unit.	Percentage of total families.	Annual Turnover Of Public Housing Units
1BR	2,326	24	35
2BR	4,821	64	56
3BR	1,009	9	77
4BR	299	2	7
5BR	50	1	3
5+BR	4	<1	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates by marketing the program to owners, particularly those outside of fare areas of minority and poverty concentration

- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program (Criminal background checks)
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government

- Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$2,703,669	
b) Public Housing Capital Fund	\$2,414,818	
c) HOPEVI Revitalization	\$N/A	
d) HOPEVI Demolition	\$ N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$72,184,725	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$322,975	
g) Resident Opportunity and Self-Sufficiency Grants	\$375,000	
h) Family Self-Sufficiency Program Coordinator Grant	\$106,206	
i) Service Coordinators for Public Housing Authorities	\$57,105	
Other Federal Grants (list below)	Planned \$	Planned Uses
a) Annual Contributions for Section 8 Project-Based Assistance. (FY 2001)	\$1,249,810	Non-Elderly Persons with Disabilities: 200 Vouchers
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	Planned \$	Planned Uses
a) Comprehensive Grant Program	\$1,590,890	PH Capital Improvements, Safety/Security and Supportive Services
b) FY 2000 Public Housing Drug Elimination Program	\$24,897	PH Supportive Services
c) Shelter Plus Care	\$700,000	Rental Assistance - Disabled
d) Supportive Housing	\$975,000	Rental Assistance - Disabled

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) FY1999 Resident Opportunities and Self-Sufficiency Grant	\$57,961	Public Housing & Section 8 Supportive Services
f) FY2000 Resident Opportunities and Self-Sufficiency Grant	\$208,612	Public Housing & Section 8 Supportive Services
3. Public Housing Dwelling Rental Income	\$4,465,419	PH Operations, Safety/Security & Supportive Services
4. Other income (list below)	Planned \$	Planned Uses
a) Interest	\$74,900	PH Operations, Safety/Security & Supportive Services
b) Other	\$49,930	PH Operations, Safety/Security & Supportive Services
c) Reserves	\$0	PH Operations, Safety/Security & Supportive Services
5. Non -Federal sources (list below)	Planned \$	Planned Uses
a) SDCCD ICAN	\$27,610	Public Housing & Section 8 Supportive Services
b) Family Health Centers of San Diego	\$ 23,872	
Total resources	\$87,613,399	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

The eligibility for public housing is determined at the intake interview by the rental assistance staff. At that time all verification are received and considered.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

The Housing Commission uses the following factors to determine eligibility for its programs:

- Time and date of applications
- Income Limits
- Live or work in the City of San Diego
- Veterans (*State required preference*)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

As a part of the intake process every applicant listed in the family who is over the age of seventeen (17) years old is required to complete a Conviction Records Form. This form is then sent to San Diego Police Department for records search. We request arrest and conviction records from the San Diego Police Department, and the State of California.

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
(PHA site offices, Neighborhood Service Centers)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

N/A

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of the list or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: Proximity to school, work, or needed supportive services

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families.
- Active duty military personnel and their families.
- Residents who live and/or work in the jurisdiction
- Single persons who are age 62 or older, or displaced, or homeless, or a person with disabilities.
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Active duty military personnel and their families.
- 1 Residents who live and/or work in the jurisdiction
- 1 Single persons who are age 62 or older, or displaced, or homeless, or a person with disabilities.
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable. See Attachment X

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5a §903.2(c)(1)(v)]
4390 Maple Street	6	Below "EIR"	
341043 rd Street 3331 Van Dyke Avenue	16	Below "EIR"	
2883 Boston Avenue	5	Above "EIR"	
4273-83 Juniper Street	24	Moved to Work Demonstrations site	*
12643-87 El Camino Real	45	Location, no public transportation	*
4479 Altadena Avenue	8	Below "EIR"	

*Please see Attachment A for full analysis and plan.

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
 Criminal and drug -related activity, more extensively than required by law or regulation
 More general screening than criminal and drug -related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
 Other (describe below) Current address, names of previous landlords based on written documentation in tenant's file.

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based housing choice voucher program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
PHA site office, Neighborhood Service Centers

(3)SearchTime

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Low vacancy rate (less than 1%) makes it extremely difficult for participants to locate suitable units so extensions are often given.

(4)Admission sPreferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5)Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Active duty military personnel and their families.
- Residents who live and/or work in your jurisdiction
- Single persons who are 62 or older, or displaced, or homeless, or a person with disabilities.
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Active duty military personnel and their families.
- 1 Residents who live and/or work in your jurisdiction
- 1 Single persons who are 62 or older, or displaced, or homeless, or a person with disabilities.
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable. See Attachment Y

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below)
- Through collaborative partners.

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option - When family experiences a decrease.
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
Always at time of family composition change.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other: San Diego Apartment Association Semi-Annual Survey Report

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub - component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates)** .

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Families Served at Year Beginning	Expected Turnover
Public Housing	1,382	231(1.7%)
Section 8 Vouchers	10,197	1,019(10%)
Section 8 Mod Rehab	430	Certificate/Voucher
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP -150 MTW -49	15(6.38%)
Public Housing Drug Elimination Program (PHDEP)	N/A	None
Other Federal Programs (list individually)	N/A	None

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions & Continued Occupancy Policy
Centralized Maintenance Procedure Manual

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
Section 8 Housing Assistant Procedure Manual

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 PHAs are exempt from sub -component 6A. -Only

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982? If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment D

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund) N/A

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
 b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
 If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
 If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
 If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description N/A

Yes No: Has the PHA provided the activities description information in the Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.) **optional**

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (**If "No", skip to component 11** ; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description N/A

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YY YY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site no. is less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

B. Required Initial Assessments: Voluntary Conversion of Developments from Public Housing Stock.

1. How many of the PHA's developments are subject to the Required Initial Assessments? 161
2. How many of the PHA's developments are not subject to the Required Initial Assessments? 5
3. How many Assessments were conducted for the PHA's covered developments? 161

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
none	N/A

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

As of October 1, 2001, the San Diego Housing Commission certifies that it has no Public Housing Developments which it deems appropriate for voluntarily convert to tenant -base assisted housing, although the Housing Commission retains the discretion whether to propose any particular development for voluntary conversion at a later time.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA
 [24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description N/A

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 -50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.
Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? If yes, what was the date that agreement was signed? 11/28/00

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

Job Training; Child Care; GED; Job Placement and Job Retention Services -
Case Management

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social Self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub -component

Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Learning Centers (6) Six different locations. Services offered: Computer Skill training; GED Preparation; ESL; Community College instruction; drug prevention programming.	Services targeted to residents of 216 units. Each center has approximately 50 to 60 clients participating in services on an ongoing basis.	Centers open to all.	Centers located throughout City at different Public Housing sites.	Centers open to Public Housing residents as well as Section 8 participants.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (as of January 2002)	Actual Number of Participants (as of January 2002)
Public Housing	78	135
Section 8	427	485

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D.ReservedforCommunityServiceRequirementpursuanttosection12(c)oftheU.S. HousingActof1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsthatarenotparticipatinginPHDEPandSection8Only
PHAsmayasktoexemptfromComponent15.HighPerformingandsmallPHAsthatareparticipatinginPHDEPandare
submittingaPHDEPPlanwiththisPHAPlanmayasktoexemptfromComponentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(selectallthat apply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingoradjacentto thePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsduetoperceived and/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describelow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionstoimprove safetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimefor crimescommitted“inandaround”publichousing authority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrugprograms
- Other(describelow)

3.Whichdevelopmentsaremostaffected?(listbelow)

SycamoreRoad,SantaMargarita,Alaquinas ,Juniper,MarketStreet.

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime -and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)
Sycamore Road; Santa Margarita, Alaquinas, Juniper, Market Street.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug - elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above - baselinelaw enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)
Sycamore Road; Santa Margarita, Alaquinas, Juniper, Market Street.

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. **Note: PHDEP Plans are no longer required in Agency Plans.**

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2003 in this PHA Plan? (Plans are no longer required in Agency Plans)
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY [24CFRPart903.79(n)](seeAttachmentca063f03)

15. Civil Rights Certifications

[24CFRPart903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFRPart903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

The San Diego City Housing Authority is partnering with the San Diego Unified School District to plan the implementation of a "Model School" program. The Model School would be an innovative approach that would allow building schools that function as neighborhood centers. The more compact school, with a smaller footprint, would offer community spaces with meeting rooms, parks, child care and new housing in to replace those units lost. If implemented, the new school development plan would cause the demolition of 16 Public Housing units. The Housing Commission would receive compensation for the lost housing and would need to acquire or develop replacement housing. The Model School Project would provide an option to locate this Public Housing in a mixed income housing project.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at **Attachment ca063e03**.

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

The RAB made general comments which are included and responded to in Attachment ca063e03. The RAB also made comments and recommendations which were incorporated into the development of the Follow-up Plan to HUD's 2001 Resident Services and Satisfaction Survey.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for placement on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of San Diego, California

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The City of San Diego's Agency Plan and Consolidated Plans share the goals of increasing the availability of decent, safe, and affordable housing; improving community quality of life and economic vitality; promoting self-sufficiency and asset development of families and individuals; and ensuring equal housing opportunity for all. Similar to the Consolidated Plan, the Agency Plan provides a method for the City to examine its short-term and long-term needs, specifically the needs of the families it serves, and design both short-term and long-term strategies to address those needs. Like the Consolidated Plan, the Agency Plan involved consultation with affected groups in the development of the plan.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of San Diego's five-year FY2001 - FY2005 Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan process includes a FY2002 Action Plan which includes: a description

of the City's housing needs, and the priorities, strategies and programs to address those needs and accomplish the Agency Plans stated goals, using federal, state, local, private and nonprofit funding for affordable housing.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The San Diego Housing Commission has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 903.7(r).

“Substantial deviation” from the Agency's Five Year Plan will include:

- * Any change to the Agency's Mission Statement.”
- * Any deletion of a goal or objective that is included in the PHA Five Year Plan.

“Significant Amendment or Modification” to the Agency's Five Year or Annual Plan is defined as follows:

- * Change to rent or admission policies;
- * Change to the organization of the waiting list;
- * Change to tenant selection criteria;
- * Addition of new activities under a component (e.g., plan to dispose of public housing units not previously included in the Annual Plan, any change in homeownership programs or conversion activities);
- * New activities not included in the current PHDEP Plan;
- * Change to the current Grievance or Informal Hearing Procedures;
- * Change to the current community service program

Note: Any regulatory changes will be made to any PHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the PHA Agency Plan

Attachments Use this section to provide any additional attachments referenced in the Plans.

Deconcentration Analysis and Policy -Attachment A(ca063a0 3)

FY2002 Capital Fund Program Annual Statement -Attachment B(ca063b03)

San Diego Housing Commission Management Organizational Chart -Attachment C(ca063c03)

FY2002 Capital Fund Program 5 -Year Action Plan -Attachment D(ca063da03)

Comments of Resident Advisory Board -Attachment E(ca063e03)

Pet Policy -Attachment F(ca063f03)

Section 8 Project Based Vouchers -Attachment G(ca063g03)

List of Resident Advisory Board Members -Attachment H(ca063h03)

Progress Statement -Attachment I(ca063i0 3)

San Diego Housing Commission -Board of Commissioners -Attachment J(ca063j03)

Cap Reports (CA16R063 -501-02) (CA16R063 -501-02) (CA16R063 -501-02) and (CA16R063 -501-02) -Attachment K(ca063k03).

ATTACHMENTD(ca063d03)

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName SANDIEGOHOUSING COMMISSION						<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionN o
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006	
	Annual Statement					
016-013		208,800.00	483,036.00	208,800.00	208,800.00	
016-014		326,000.00	425,800.00	244,500.00	168,280.00	
016-015		78,200.00	51,000.00	34,000.00	33,700.00	
016-016		33,000.00	30,000.00	102,200.00	33,000.00	
016-017		18,000.00	30,000.00	4,800.00	31,100.00	
016-018		83,200.00	78,000.00	78,000.00	131,729.00	
016-019		23,400.00	118,000.00	27,000.00	44,000.00	
016-020		28,000.00	8,400.00	61,400.00	48,000.00	
016-021		32,000.00	48,000.00	32,000.00	77,000.00	
016-022		32,000.00	80,000.00	51,000.00	131,200.00	
016-023		48,000.00	14,400.00	148,000.00	53,000.00	
016-024		72,000.00	120,000.00	72,400.00	79,340.00	
016-025		57,200.00	55,000.00	134,000.00	52,250.00	
016-026		44,000.00	6,600.00	24,000.00	50,250.00	
016-027		14,400.00	48,000.00	168,500.00	48,225.00	
016-028		105,600.00	180,850.00	122,430.00	152,000.00	
016-030		64,000.00	170,834.00	196,000.00	235,560.00	
016-031		38,000.00	28,500.00	298,800.00	19,000.00	
016-032		80,000.00	114,000.00	20,000.00	20,000.00	
016-033		98,000.00	54,000.00	47,000.00	84,000.00	
016-034		41,600.00	82,000.00	38,400.00	112,000.00	
016-035		160,000.00	203,000.00	80,000.00	80,000.00	
016-037		48,000.00	14,400.00	24,000.00	98,000.00	
016-038		140,000.00	140,000.00	170,000.00	96,450.00	
016-039		200,000.00	30,000.00	150,000.00	74,272.00	
016-040		51,200.00	128,000.00	195,495.00	206,800.00	
016-043		122,000.00	61,000.00	22,000.00	25,000.00	
016-044		94,000.00	4,200.00	294,000.00	97,000.00	
016-046		14,000.00	45,000.00	25,200.00	25,000.00	
016-047		90,000.00	117,000.00	217,000.00	60,000.00	

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName SANDIEGOHOUSING COMMISSION		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant2006 PHAFY:2006
	Annual Statement				
016-48		10,000.00	10,000.00	110,000.00	20,000.00
016-049		86,000.00	25,800.00	86,000.00	83,000.00
016-050		84,000.00	67,200.00	84,000.00	38,000.00
016-055		64,000.00	64,000.00	228,000.00	237,150.00
016-057		16,000.00	4,800.00	8,000.00	52,800.00
016-058		56,000.00	16,800.00	128,000.00	106,000.00
016-059		48,000.00	14,400.00	24,000.00	48,000.00
016-060		16,000.00	19,500.00	26,000.00	16,000.00
016-063		20,000.00	10,000.00	20,000.00	29,000.00
PHAWidePhysical Improvements		1,204,804.00	1,204,804.00	1,204,804.00	1,204,804.00
PHAWide Management Improvements		2,530,252.00	2,530,252.00	2,530,252.00	2,530,252.00
CFPFundsListedfor 5-yearplanning		6,579,656.00	6,926,576.00	7,739,981.00	6,409,962.00
TotalReplacement HousingFactorFunds		17,562	17,562	17,562	17,562

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —Work Activities

Activitiesfor Year1	ActivitiesforYear: _2_ FFYGrant2003 PHAFY:2 003			ActivitiesforYear: _3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	CA16-013/Scattered Sites	Siteconcrete/asphalt replacement	116,000.00	CA16-013/Scattered Sites	Siteconcrete/asphalt replacement	116,000.00
Annual Statement		Replacefencing	58,000.00		Replacefencing	58,000.00
		Repairexterior surface/paint	34,800.00		Repairexterior surface/paint	34,800.00
					Security	80,236.00
					Replaceroof	194,000.00
	CA16-014/Belden Village	Siteconcrete/asphalt replacement	81,500.00	CA16-014/Belden Village	Siteconcrete/asphalt replacement	81,500.00
		Replacefencing	163,000.00		Repairexterior surface/paint	97,800.00
		Upgradeplumbing	81,500.00		Upgradekitchens	165,000.00
					Upgradeplumbing	81,500.00
	CA16-015/Chamoune Apts	Repairexterior surface/paint	10,200.00	CA16-015/Chamoune Apts	Upgradebathrooms	51,000.00
		Siteconcrete/asphalt replacement	34,000.00			
		Replacefencing	17,000.00			
	CA16-16/GeneseeApts	Replacefencing	11,000.00	CA16-16/GeneseeApts	Replaceroof	22,000.00
		Siteconcrete/asphalt replacement	22,000.00		Repairsurface/color coatstucco	8,000.00
	CA16-017/4390Maple Apts	Replacefencing	6,000.00	CA16-017/4390Maple Apts	Upgradebathrooms	18,000.00
		Siteconcrete/asphalt replacement	12,000.00		Replaceflooring	12,000.00
	CA16-018/Meade& First	Siteconcrete/asphalt replacement	52,000.00	CA16-018/Meade& First	Siteconcrete/asphalt replacement	52,000.00
		Repairexterior surfaces/paint	31,200.00		Replacefencing	26,000.00
	TotalCFPEstimatedCost		\$730,200.00			\$1,097,836.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActiv ities

ActivitiesforYear: __4_ FFYGrant:2005 PHAFY:2005			ActivitiesforYear: __5 FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
CA16-013/Scattered Sites	Siteconcrete/asphalt replacement	116,000.00	CA16-013/Scattered Sites	Siteconcrete/asphalt replacement	116,000.00
	Replacefencing	58,000.00		Replacefencing	58,000.00
	Repaiorexterior surface/paint	34,800.00		Repaiorexterior surface/paint	34,800.00
CA16-014/Belden Village	Siteconcrete/asphalt replacement	81,500.00	CA16-014/Belden Village	Siteconcrete/asphalt replacement	81,500.00
	Repairsurface/color coatstucco	81,500.00		Handrails	5,280.00
	Upgradeplumbing	81,500.00		Upgradeplumbing	81,500.00
CA16-015/Chamoune Apts	Replaceflooring	34,000.00	CA16-015/Chamoune Apts	Replaceroof	10,000.00
				Repairinterior surfaces/paint	3,700.00
				Security	20,000.00
CA16-16/GeneseeApts	Repairinterior surfaces/paint	2,200.00	CA16-016/GeneseeApts	Upgradebathrooms	33,000.00
	Upgradeplayground	100,000.00			
CA16-017/4390Maple Apts	Electricalupgrade	4,800.00	CA16-017/4390Maple Apts	Repaiorexterior surface/paint	3,600.00
				Repairsurface/colorc oat stucco	7,500.00
				Security	20,000.00
CA16-018/Meade& First	Repairsurface/color coatstucco	52,000.00	CA16-018/Meade& First	Repairsurface/colorcoat stucco	52,000.00
	Replacefencing	26,000.00		Upgradekitchens	59,729.00
				Security	20,000.00
TotalCFPEstimatedCost		\$672,300.00			\$606,609.00

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: __4_ FFYGrant:2005 PHAFY:200 5			ActivitiesforYear: __5 FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
CA16-019/4180-2 PoplarApts	Replacefencing	9,000.00	CA16-019/4180-2Popl ar Apts	ElectricalUpgrade	4,200.00
	Repairsurface/color coatstucco	18,000.00		Replaceflooring	18,000.00
				Replacewindows	1,800.00
				Security	20,000.00
CA16-020/2734-44 th St	Replacefencing	61,400.00	CA16-020/2734-44 th St	Security	20,000.00
				Repairsurface/colorcoat stucco	28,000.00
CA16-021/44 th & HawthorneApts	Upgradekitchens	32,000.00	CA16-021/44 th & HawthorneApts	Upgradebathrooms	48,000.00
				Repairexterior surface/paint	9,000.00
				Security	20,000.00
CA16-022/1399 HollisterApts	Siteconcrete/asphalt replacement	40,000.00	CA16-022/1399Hollister Apts	Electricalupgrade	11,200.00
	Plumbingupgrade	7,000.00		Security	20,000.00
	Repair/paintinterior surfaces	4,000.00		Upgradeplayground	100,000.00
CA16-023/4273-83 JuniperSt	Replacefencing	48,000.00	CA16-023/4273-83 JuniperSt	Siteconcrete/asphalt replacement	48,000.00
	Upgradeplayground	100,000.00		Security	5,000.00
CA16-024/Sycamore RdEast	Replaceexteriordoors	8,000.00	CA16-024/Sycamo reRd East	Replaceflooring	21,865.00
	Siteconcrete/asphalt replacement	14,400.00		Electricalupgrade	19,200.00
	Upgradeplayground	50,000.00		Heatingsystemupgrade	18,275.00
				Security	20,000.00
TotalCFPEstimatedCost		\$343,800.00			\$432,540.00

CapitalFundProgramFive -YearActionPlan
PartII: SupportingPages —WorkActivities

ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
CA16-031/Sycamore RdWest	Replaceflooring	49,400.00	CA16-031/Sycamore RdWest	Replacefencing	19,000.00
	Repaiirexterior surface/paint	11,400.00			
	Repairsurface/color coatstucco	38,000.00			
	Upgradekit chens	200,000.00			
CA16-032/Juniper& SumacApts	Replacefencing	20,000.00	CA16-032/Juniper& SumacApts	Security	20,000.00
CA16-033/Sycamore RdNorth	Repairsurface/color coatstucco	23,000.00	CA16-033/Sycamore RdNorth	Security	6,000.00
	Replacefencing	24,000.00		Replaceflooring	60,000.00
				Electricalupgrade	18,000.00
Ca16-034/43 rd &Van Dyke	Replaceroof	17,600.00	CA16-034/43 rd &Van Dyke	Upgradebathrooms	48,000.00
	Security	2,400.00		Repairsurface/colorcoat stucco	40,000.00
	Replacefencing	16,000.00		Heatingsystemupgrade	12,000.00
				Electricalupgrade	12,000.00
CA16-035/Belden Village	Siteconcrete/asphalt replacement	40,000.00	CA16-035/Belden Village	Siteconcrete/asphalt replacement	40,000.00
	Upgradeplumbing	40,000.00		Upgradeplumbing	40,000.00
CA16-037/4131 MarylandSt	Replacefencing	24,000.00	CA16-037/4131 MarylandSt	Repairsurface/colorcoat stucco	48,000.00
	Upgradeplayground	100,000.00		Security	50,000.00
CA6-038/178Calle Primera	Replacefencing	70,000.00	CA16-038/78Calle Primera	Repaiirexteriorsurface/paint	42,000.00
				Dumpsterdoors	1,950.00
				Security	52,500.00
CA16-039/CargilApts	Replacefencing	50,000.00	CA16-039/CargilApts	Security	6,272.00
	Repairsurface/color coatstucco	100,000.00		Replaceflooring	68,000.00
TotalCFPEstimatedCost		\$825,800.000			\$623,722.00

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>4</u> FFYG rant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
CA16-040/Grove AvenueApts	Replacewaterheater roomdoors	16,320.00	CA16-040/Grove AvenueApts	Security	28,800.00
	Siteconcrete/asphalt replacement	35,200.00		Replaceinteriordoors	16,000.00
	Upgradebathrooms	37,975.00		Plumbingupgrade	64,000.00
	Upgradekitchens	16,000.00		Siteconcrete/as phalt replacement	32,000.00
	Electricalupgrade	26,000.00		Replaceentrydoors	16,000.00
	Repairsurface/colorcoat stucco	64,000.00		Upgradeplayground	50,000.00
CA16-043/Boston& Grand	Repairsurface/color coatstucco	22,000.00	CA16-043/Boston& Grand	Repairexteriorsurface/paint	25,000.00
CA16-044/Saranac Golfcrest&Fulton	Replacefencing	47,000.00	CA16-044/Saranac Golfcrest&Fulton	Security	50,000.00
	Repairsurface/color coatstucco	47,000.00		Repairsurface/colorcoat stucco	47,000.00
	Upgradeplayground	200,000.00			
CA16-046/305154 th St	Replacefencing	11,200.00	CA16-046/305154 th St	Security	25,000.00
	Repairsurface/colorcoat stucco	14,000.00			
CA16-047/12643-12647ElCamino	Repairexterior surface/paint	27,000.00	CA16-047/12643-12687 ElCamino	Playgroundupgrades	20,000.00
	Repairsurface/colorcoat stucco	90,000.00		Landscapeupgrades	20,000.00
	Upgradeplayground	100,000.00		Security	20,000.00
CA16-048/2883Boston	Repairsurface/colorcoat stucco	10,000.00	CA16-048/2883Boston	Repairexteriorsurface/paint	20,000.00
	Upgradeplayground	100,000.00		Security	20,000.00
CA16-049/33 rd ,38 th ,45 th Cherokee&Ward	Repairsurface/colorcoat stucco	86,000.00	CA16-049/33 rd ,38 th ,45 th Cherokee&Ward	Security	40,000.00
				Replacefencing	43,000.00
CA16-050/30 th ,45 th , Bancroft&Cherokee	Repairsurface/colorcoat stucco	84,000.00	CA16-050/30 th ,45 th , Bancroft&Cherokee	Security	38,000.00
TotalCFPEstimatedCost		\$1,01,695.00			\$574,800.00

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2005			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
CA16-055/32 nd ,Arizona, Eastman&Levant	Siteconcrete/asphalt replacement	64,000.00	CA16-055/32 nd ,Arizona, Eastman&Levant	Siteconcrete/asphalt replacement	64,000.00
	Repairsurface/color coatstucco	64,000.00		Repairexteriorsurface/paint	38,400.00
	Upgradeplayground	100,000.00		Replaceroof	15,750.00
				Siteconcrete/asph alt replacement	5,000.00
				Repairbalconies	30,000.00
				Repairsurface/colorcoat stucco	64,000.00
				Security	20,000.00
CA16-057/4479 Altadena	Replacefencing	8,000.00	CA16-057/4479Altadena	Repairsurface/colorcoat stucco	16,000.00
				Security	36,000.00
CA16-058/Alabama& Market	Replacefencing	28,000.00	CA16-058/Alabama& Market	Repairsurface/colorcoat stucco	56,000.00
	Upgradeplayground	100,000.00		Security	50,000.00
CA16-059/Mira Mesa/Averil	Replacefencing	24,000.00	CA16-059/Mira Mesa/Averil	Repairsurface/colorcoat stucco	48,000.00
CA16-060/475133 rd	Replaceroof	11,000.00	CA16-060/475133 rd	Repairsurface/colorcoat stucco	16,000.00
	Security	15,000.00			
CA16-063/30 th /36 th	Repairsurface/color coatstucco	20,000.00	CA16-063/30 th /36 th	Replaceroof	13,000.00
				Repairexteriorsurface/paint	6,000.00
				Security	10,000.00
PHAWidePhysical Improvements	Maintenance tools/vehicles	123,000.00	PHAWidePhysical Improvements	Maintenancetools/vehicles	123,000.00
	Inhouseinspections	256,804.00		Inhouseinspections	256,804.00
	Slidingscreendoors	125,000.00		Slidingscreendoors	125,000.00
	Slidingscreendoor threshold	250,000.00		Slidingscreendoor threshold	250,000.00
	Drapery/blinds	200,000.00		Drapery/blinds	200,000.00
	ImproveLearning OpportunityCenters	250,000.00		ImproveLearning OpportunityCenters	250,000.00
TotalCFPEstimatedCost		1,638,804.00\$			1,692,954.00

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName:		GrantTypeandNum ber		FederalFYofGrant:	
SANDIEGOHOUSINGCOMMISSION		CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: CA16R063 -501-02		2002	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedA nnu alStatement(revisionno:)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimate dCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures				
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490Replacement Reserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities	17,562.00			
19	1501CollaterizationorDebtService				
20	1502Contingency				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CA16R063 -501-02		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	17,562.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: SAN DIEGO HOUSING CO MMISSION		Grant Type and Number Capital Fund Program Grant No: CA16P063-501-01 Replacement Housing Factor Gant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00			
2	1406 Operations	236,842.00			
3	1408 Management Improvements Soft Costs, Management Improvements Hard Costs	482,963.00		274,792.00	105,498.15
4	1410 Administration	241,481.00		241,481.00	20,248.74
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	120,505.00		120,505.00	16,750.00
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	225,590.00		191,037.47	18,672.00
10	1460 Dwelling Structures	882,337.00			
11	1465.1 Dwelling Equipment -- Nonexpendable	60,800.00			
12	1470 Non -Dwelling Structures	.00			
13	1475 Non -Dwelling Equipment	60,000.00		1,557.44	1,557.44
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	104,300.00			
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines....)	2,414,818.00		829,372.91	162,726.33
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -- Soft Costs				
	Amount of Line XX related to Security -- Hard Costs	52,000.00			
	Amount of line XX Related to Energy Conservation				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: SANDIEGO HOUSING CO MMISSION	Grant Type and Number Capital Fund Program Grant No: CA16P063-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Measures	90,800.00			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number				Federal FY of Grant		
SANDIEGO HOUSING COMMISSION		Capital Fund Program Grant No.: CA16P063-501-01 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CA16-013	a) Install new roofs	1460		6,000.00				
	b) Replace refrigerators	1465		60,800.00				
	c) Replace concrete parking lot and flatwork	1450		33,800.00		33,800.00		Working process/Contract
	d) Replace concrete balcony deck	1450		6,600.00		6,600.00		Working process/Contract
	e) Repair/replace exterior trim and paint	1460		20,000.00				
	f) Replace wood fencing	1450		21,090.00		21,090.00		Working process/Contract
	g) Install dumpster enclosure	1450		20,000.00		20,000.00		Working process/Contract
	h) Replace stucco/soffit	1460		15,000.00				
	i) Install steel bollards in parking lot	1450		2,200.00		2,200.00		Working process/Contract
	j) Termite extermination and wood replacement	1460		5,000.00				
	k) Relocation	1495		2,400.00				
	Sub -total			193,700.00				
CA16-014	a) Landscape upgrades	1450		33,540.00		33,540.00		Working process/Contract
	Sub-total			33,540.00				
CA16-015	a) Replace rear parking lot	1450		12,000.00		12,000.00		Working process/Contract
	b) Termite extermination and wood replacement	1460		5,500.00				
	c) Relocation	1495		8,400.00				
	d) Kitchen upgrade	1460		30,000.00				
	e) Bathroom upgrade	1460		9,000.00				
	Sub -total			64,900.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number				Federal FY of Grant			
SANDIEGO HOUSING COMMISSION		Capital Fund Program Grant No.: CA16P063-501-01 Replacement Housing Factor Grant No:				2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
CA16-017	a) Replace roof		1460		12,000.00				
	b) Replace rain gutters		1460		1,200.00				
	c) Repair/replace exterior trim and paint		1460		2,400.00				
	d) Replace concrete flatwork		1450		2,400.00	2,400.00		Work in process/Contract	
	e) Repair chain link fence		1450		10,000.00	10,000.00		Work in process/Contract	
	Sub-total				28,000.00				
CA16-018	a) Replace meter room doors		1460		5,000.00				
	b) Replace carpet		1460		24,000.00				
	Sub -total				29,000.00				
CA16-023	a) Install wrought iron fence		1450		28,000.00	28,000.00	18,672.00	Work in process/Contract	
	Sub-total				28,000.00				
CA16-032	a) Kitchen upgrade		1460		100,000.00				
	b) Bathroom upgrade		1460		36,000.00				
	c) Relocation		1495		28,000.00				
	Sub-total				164,000.00				
CA16-035	a) Landscape upgrades		1450		16,460.00	16,460.00		Work in process/Contract	
	Sub -total				16,460.00				
CA16-039	a) Kitchen upgrade		1460		126,259.00				
	Sub -total				126,259.00				
CA16-044	a) Repair/replace exterior trim and paint		1460		33,300.00				
	Sub -total				33,300.00				
CA16-047	a) Replace water shut-off valves		1450		4,500.00				
	b) Concrete flatwork		1450		16,000.00				
	Sub -total				20,500.00				
CA16-055	a) Kitchen upgrade		1460		282,478.00				
CA16-055 cont'd	b) Bathroom upgrade		1460		75,000.00				
	c) Relocation		1495		51,500.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number				Federal FY of Grant		
SANDIEGO HOUSING COMMISSION		Capital Fund Program Grant No.: CA16P063-501-01 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	d) Repair/replace exterior trim and paint	1460		2,500.00				
	e) Build dumpster enclosure	1450		5,000.00		4,947.47		Working process/Contract
	f) Termite extermination and wood replacement	1460		4,000.00				
	Sub -total			420,478.00				
CA16-058	a) Replace wood fence	1450		14,000.00				
	b) Repair/replace exterior trim and paint	1460		3,200.00				
	Sub-total			17,200.00				
CA16-059	a) Resurface patio decks	1460		2,000.00				
	b) Kitchen upgrade	1460		50,000.00				
	c) Bathroom upgrade	1460		30,000.00				
	d) Repair/replace exterior trim and paint	1460		2,500.00				
	e) Relocation	1495		14,000.00				
	Sub-total			98,500.00				
PHA Wide Mgm Improvements	a) Computer instruction	1408		50,000.00				
	b) Resident development	1408		89,671.00				
	c) Senior Resident Initiatives Coordinator	1408		129,516.00		129,516.00	49,245.22	Working process/Force Acct
	d) Supv Resident Initiatives Coordinator	1408		145,276.00		145,276.00	56,252.93	Working process/Force Acct
	e) Transportation	1408		5,000.00				
	f) Youth Diversionary Programs	1408		63,500.00				
	Sub-total			482,963.00				
PHA Wide Admin	Administration	1410		241,481.00		241,841.00	20,248.74	Working process
	Sub -total			241,481.00				
PHA Wide Fees & Costs	a) A&E (in-house inspections)	1430		90,505.00		90,505.00	16,750.00	Working process
	b) Energy Audits	1430		30,000.00		30,000.00		Working process
	Sub -total			120,505.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHAWide Non - Dwelling Equipment	Maintenance vehicles, tools, equipment and communication equipment		1475		60,000.00				
	Sub -total				60,000.00				
PHAWide Operations	Operations		1406		236,842.00				
	Sub-total				236,842.00				

**AnnualStatement/PerformanceandEvaluationReport
 CapitalFundProgramandCapitalFundProgramReplacement HousingFactor(CFP/CFPRHF)
 PartIII:ImplementationSchedule**

PHAName: SANDIEGOHOUSINGCOMMISSION	GrantTypeandNumber CapitalFundProgramNo: CA16P063-501-01 ReplacementHousingFactorNo:	FederalFYofGrant: 2001
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2003			09/30/2004			
CA16-014	03/31/2003			09/30/2004			
CA16-015	03/31/2003			09/30/2004			
CA16-017	03/31/2003			09/30/2004			
CA16-018	03/31/2003			09/30/2004			
CA16-023	03/31/2003			09/30/2004			
CA16-032	03/31/2003			09/30/2004			
CA16-035	03/31/2003			09/30/2004			
CA16-039	03/31/2003			09/30/2004			
CA16-044	03/31/2003			09/30/2004			
CA16-047	03/31/2003			09/30/2004			
CA16-055	03/31/2003			09/30/2004			
CA16-058	03/31/2003			09/30/2004			
CA16-059	03/31/2003			09/30/2004			
PHAWideMgmt Improve	03/31/2003			09/30/2004			
PHAWideAdmin	03/31/2003			09/30/2004			
PHAWideFees&Costs	03/31/2003			09/30/2004			
PHAWideNon - DwellingEquip	03/31/2003			09/30/2004			
PHAWideOperations	03/31/2003			09/30/2004			

CAPITALFUNDPROGRA M TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No : CA16P063 -501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00			
2	1406 Operations	236,842.00		236,842.00	
3	1408 Management Improvements Soft Costs	495,711.00		455,151.29	217,833.06
	Management Improvements Hard Costs				
4	1410 Administration	236,842.00		236,842.00	108,234.34
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	110,505.00		110,505.00	50,087.21
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	264,040.00	363,197.53	363,197.53	245,535.38
10	1460 Dwelling Structures	500,372.00	401,214.47	401,214.47	252,263.04
11	1465.1 Dwelling Equipment --Nonexpendable	102,110.00		30,604.54	30,604.54
12	1470 Non -Dwelling Structures	283,000.00	234,544.03	210,229.01	205,789.85
13	1475 Non -Dwelling Equipment	60,000.00	108,455.97	65,912.41	65,558.31
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	79,000.00		79,000.00	39,639.00
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines.....)	2,368,422.00		2,189,498.25	1,224,419.42
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs	79,540.00			

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary**

PHAName: SANDIEGOHOUSINGCOMMISSION	GrantTypeandNumber CapitalFundProgramGrantNo :CA16P063 -501-00 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2000
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding:12/31/00
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
	AmountoflineXXRelatedtoEnergyConservation Measures	50,140.00			
	CollateralizationExpensesorDebtService				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CA16-013	a) Repair/replace exterior trim and paint		1460		68,800.00	51,296.00	51,296.00	28,150.00	Work in process/ Contract
	b) Replace wood fencing		1450		18,490.00	21,165.00	21,165.00	17,662.00	Work in process/ Contract
	c) Build dumpster enclosure		1450		5,000.00		5,000.00	3,600.00	Work in process/ Contract
	d) Repair balcony deck		1460		900.00		900.00		Work in process/ Contract
	e) Repair stucco and color coat		1460		10,500.00	8,160.00	8,160.00	5,468.00	Work in process/ Contract
	f) Build water heater enclosure		1460		1,300.00		1,300.00		Work in process/ Contract
	g) Replace concrete parking lot and flatwork		1450		53,000.00	70,766.00	70,766.00	45,566.00	Work in process/ Contract
	h) Landscape upgrades		1450		36,400.00	41,400.00	41,400.00	27,547.38	Work in process/ Contract
	i) Replace exterior handrails		1450		3,000.00		3,000.00	2,010.00	Work in process/ Contract
	j) Install security window barriers		1460		4,000.00		4,000.00	2,680.00	Work in process/ Contract
	k) Replace refrigerators		1465		20,000.00				
	l) Electrical service upgrade		1450		10,000.00	15,000.00	15,000.00	9,050.00	Work in process/ Contract
	Sub-total				231,390.00				
CA16-014	a) Landscape upgrades		1450	.00	33,540.00	56,888.00	56,888.00	43,500.00	Work in process/ Contract
	b) Install air conditioning units		1465		40,500.00		20,604.54	20,604.54	Work in process/ Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	c) Install water heaters		1465		3,000.00		1,500.00	1,500.00	Work in process/ Contract
	d) Replace window blinds		1460		3,600.00	2,412.00	2,412.00		Work in process/ Contract
	e) Interior modification to office		1470		5,000.00	2,000.00	2,000.00		Work in process/ Contract
	Sub-total				85,640.00				
CA16-018	a) Repair/replace exterior trim and paint		1460		12,000.00	9,820.00	9,820.00	5,293.00	Work in process/ Contract
	b) Restripe parking lot		1450		500.00		500.00		Work in process/ Contract
	c) Repair stucco wall and color coat		1460		1,200.00		1,200.00		Work in process/ Contract
	Sub-total				13,700.00				
CA16-026	a) Install subfloor and tile		1460		10,000.00	6,700.00	6,700.00		Work in process/ Contract
	b) Termite extermination in conjunction with wall repair		1460		4,000.00		4,000.00	2,680.00	Work in process/ Contract
	c) Relocation		1495		4,000.00		4,000.00	3,487.29	Work in process/ Force Acct
	d) Kitchen upgrade		1460		20,000.00	13,400.00	13,400.00	8,978.00	Work in process/ Contract
	e) Bathroom upgrade		1460		6,000.00	4,020.00	4,020.00	2,015.00	Work in process/ Contract
	f) Replace concrete flatwork		1450		1,500.00	3,075.00	3,075.00	2,060.00	Work in process/ Contract
	g) Remove/replace trees		1450		3,800.00	5,500.00	5,500.00	3,685.00	Work in process/ Contract
	h) Replace roof		1460		6,000.00	4,060.00	4,060.00		Work in process/ Contract
	i) Replace rain gutters		1460		600.00		600.00		Work in process/ Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	j) Repair/replace exterior trim and paint		1460		1,200.00		1,200.00	804.00	Work in process/ Contract
	k) Replace wood fencing		1450		2,800.00		2,800.00	1,875.00	Work in process/ Contract
	l) Replace mailboxes		1450		500.00		500.00		Work in process/ Contract
	Sub-total				60,400.00				
CA16-030	a) Replace water heater room doors		1460		9,600.00	6,432.00	6,432.00	3,310.00	Work in process/ Contract
	b) Install dumpster enclosure doors		1450		5,000.00	7,625.00	7,625.00	4,593.00	Work in process/ Contract
	c) Replace raingutters		1460		6,400.00	4,288.00	4,288.00	2,873.00	Work in process/ Contract
	d) Install irrigation master valve		1450		8,000.00	11,900.00	11,900.00	8,750.00	Work in process/ Contract
	e) Install security screens		1460		32,000.00	29,600.00	29,600.00	19,832.00	Work in process/ Contract
	f) Interior modification to Learning Opportunity Centers		1460		4,500.00		4,500.00		Work in process/ Contract
	Sub-total				65,500.00				
CA16-032	a) Install security screens		1460		9,000.00	6,030.00	6,030.00	3,045.00	Work in process/ Contract
	b) Repair/seal asphalt parking lot		1450		5,500.00	8,300.00	8,300.00	5,860.00	Work in process/ Contract
	Sub-total				14,500.00				
CA16-035	a) Landscape upgrades		1450		16,460.00	29,307.00	29,307.00	19,325.00	Work in process/ Contract
	b) Install air conditioning units		1465		30,000.00		7,000.00	7,000.00	Work in process/ Contract
	c) Install water heaters		1465		3,000.00		1,500.00	1,500.00	Work in process/ Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	d) Replace window blinds		1460		1,200.00		1,200.00		Work in process/ Contract
	e) Interior modification to office		1470		3,000.00	1,000.00	1,000.00		Work in process/ Contract
	Sub-total				53,660.00				
CA16-038	a) Interior modification to Learning Opportunity Center		1470		275,000.00	235,298.90	210,229.01	205,789.85	Work in process/ Contract
	b) Architectural/Engineering		1430		20,000.00		20,000.00		Work in process/ Contract
	Sub-total				295,000.00				
CA16-039	a) Install concrete flatwork		1450		12,500.00	16,250.00	16,250.00	11,250.00	Work in process/ Contract
	b) Remove/replace trees		1450		9,000.00	12,700.00	12,700.00	9,575.00	Work in process/ Contract
	c) Kitchen upgrade		1460		113,022.00	100,057.47	100,057.47	97,039.00	Work in process/ Contract
	d) Bathroom upgrade		1460		75,000.00	66,700.00	66,700.00	34,689.04	Work in process/ Contract
	e) Replace subfloor/floor tile		1460		62,500.00	41,875.00	41,875.00	23,238.00	Work in process/ Contract
	f) Install steel bollards at parking lot		1450		1,050.00	2,325.00	2,325.00	2,092.00	Work in process/ Contract
	g) Relocation		1495		75,000.00		75,000.00	36,151.71	Work in process/ Force Acct
	Sub-total				348,072.00				
CA16-047	a) Install rain gutters		1460		9,000.00	7,300.00	7,300.00	3,200.00	Work in process/ Contract
	b) Replace patio roof		1460		1,400.00		1,400.00	938.00	Work in process/ Contract
	c) Repair/replace exterior trim and paint		1460		8,300.00	5,560.00	5,560.00	3,726.00	Work in process/ Contract
	d) Replace playground surface		1450		6,000.00	11,196.53	11,196.53	8,075.00	Work in process/ Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									Contract
	e) Landscape upgrades		1450		32,000.00	38,000.00	38,000.00	19,460.00	Work in process/ Contract
	Sub-total				56,700.00				
CA16-048	a) Install security screen doors		1460		1,250.00		1,250.00	835.00	Work in process/ Contract
	Sub-total				1,250.00				
CA16-050	a) Repair/replace exterior trim and paint		1460		5,600.00	3,754.00	3,754.00		Work in process/ Contract
	b) Install security window barriers		1460		10,000.00	6,700.00	6,700.00	3,470.00	Work in process/ Contract
	Sub-total				15,600.00				
CA15-055	a) Install security screen doors		1460		1,500.00		1,500.00		Work in process/ Contract
	Sub-total				1,500.00				
CA16-059	a) Replace refrigerators		1465		5,610.00				
	Sub-total				5,610.00				
PHA Wide Mgmt Improvements	a) Computer instruction		1408		50,000.00		40,238.00	21,254.01	Work in process/ Contract
	b) Resident development		1408		61,901.00		44,057.11	44,057.11	Work in process/ Contract
	c) Senior Resident Initiatives Coordinator		1408		120,376.00		120,376.00	53,840.43	Work in progress/Force Acct
	d) Supv Senior Resident Initiatives Coordinator		1408		131,800.00		131,800.00	59,810.33	Work in progress/Force Acct
	e) Transportation		1408		5,000.00		1,103.50	1,103.50	Work in process/ Contract
	f) Youth Diversionary Programs		1408		63,486.00		54,428.68	54,428.68	Work in process/ Contract
	g) Computer software				63,148.00		63,148.00		Work in process/

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									Contract
PHAWide Mgmt Improvement	Sub-total				495,711.00				
PHAWide Admin	Administration		1410		236,842.00		236,842.00	29,892.79	Work in progress
	Sub-total				236,842.00				
PHAWide Fees & Costs	A&E (in house inspections)		1430		90,505.00		90,505.00	18,417.49	Work in progress
	Sub -total				90,505.00				
PHAWide Non - Dwell Equipment	Maintenance vehicles, tools and communication equipment		1475		60,000.00	108,455.97	65,912.41	65,558.31	Work in process/ Contract
	Sub -total				60,000.00				
PHAWide Operations	Operations		1406		236,842.00		236,842.00		Work in progress
	Sub-total				236,842.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2002			09/30/2003			
CA16-014	03/31/2002			09/30/2003			
CA16-018	03/31/2002			09/30/2003			
CA16-026	03/31/2002			09/30/2003			
CA16-030	03/31/2002			09/30/2003			
CA16-031	03/31/2002			09/30/2003			
CA16-035	03/31/2002			09/30/2003			
CA16-038	03/31/2002			09/30/2003			
CA16-039	03/31/2002			09/30/2003			
CA16-047	03/31/2002			09/30/2003			
CA16-048	03/31/2002			09/30/2003			
CA16-050	03/31/2002			09/30/2003			
CA16-055	03/31/2002			09/30/2003			
CA16-059	03/31/2002			09/30/2003			
PHAWide Mgmt Improve	03/31/2002			09/30/2003			
PHAWide Admin	03/31/2002			09/30/2003			
PHA Wide Fees & Costs	03/31/2002			09/30/2003			
PHAWide Non -Dwell Equipment	03/31/2002			09/30/2003			
PHAWide Operations	03/31/2002			09/30/2003			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkState mentforYear5 FFYGrant: PHAFY:
	Annual Statement				
TotalCFPFunds (Est.)					
TotalReplacement HousingFactorFunds					

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName: SANDIEGOHOUSINGCOMMISSI ON		GrantTypeandNumber ComprehensiveGrantNo. CA16P063-708-99 CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/31/2000 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	0.00		0.00	0.00
2	1406Operations	0.00		0.00	0.00
3	1408ManagementImprovementsSoftCosts	405,591.00		405,591.00	366,065.19
	ManagementImprovementsHardCosts	0.0		0.00	0.00
4	1410Administration	229,767.00		229,767.00	163,120.71
5	1411Audit	0.00		0.00	0.00
6	1415LiquidatedDamages	0.00		0.00	0.00
7	1430FeesandCosts	95,505.00		95,505.00	73,840.00
8	1440SiteAcquisition	0.00		0.00	0.00
9	1450SiteImprovement	365,817.00		365,817.00	365,817.00
10	1460DwellingStructures	1,089,592.00		1,089,592.00	1,089,592.00
11	1465.1DwellingEquipment — Nonexpendable	24,500.00		24,500.00	24,500.00
12	1470Non -DwellingStructures	0.00		0.00	0.00
13	1475Non -DwellingEquipment	50,000.00		50,000.007,922.03	50,000.00
14	1485Demolition	0.00		0.00	0.00
15	1490ReplacementReserve	0.00		0.00	0.00
16	1492MovingtoWorkDemonstration	0.00		0.00	0.00
17	1495.1RelocationCosts	36,900.00		36,900.00	36,900.00
18	1499DevelopmentActivities	0.00		0.00	0.00
19	1502Contingency	0.00		0.00	0.00
	AmountofAnnualGrant:(sumoflines.....)	2,297,672.00		2,193,129.45	2,165,834.90.
	AmountoflineXXRelat edtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance				
	AmountoflineXXRelatedtoSecurity --SoftCosts				
	AmountofLineXXrelatedtoSecurity --HardCosts				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: SANDIEGO HOUSING COMMISSION	Grant Type and Number Comprehensive Grant No. CA16P063-708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2000
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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 DIEGO HOUSING COMMISSION	Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CA16-013	a) Repair/replace exterior trim and paint	1460.00	7 sites	23,400.00		23,400.00	23,400.00	Completed/Contract
	b) Repair & seal asphalt parking	1450.00	2 sites	9,000.00		9,000.00	9,000.00	Completed/Contract
	c) Resurface upper landing deck	1460.00	1 site	600.00	525.00	525.00	525.00	Completed/Contract
	d) Dumpster enclosure	1450.00	1 site	5,000.00	5,944.90	5,944.90	5,944.90	Completed/Contract
	e) Replace stoves	1465.00	8	2,000.00		2,000.00	2,000.00	Completed/Contract
	f) Replace wood fencing	1450.00	1 site	35,000.00	30,730.81	30,730.81	30,730.81	Completed/Contract
	g) Termite extermination and wood trim replacement	1460.00	1 site	1,000.00	750.00	750.00	750.00	Completed/Contract
	h) Replace concrete parking lot and flatwork	1450.00	1 site	70,350.00	80,749.39	80,749.39	80,749.39	Completed/Contract
	i) Install security window barriers	1460.00	1 site	12,000.00	8,163.00	8,163.00	8,163.00	Completed/Contract
	j) Landscape upgrades	1450.00	1 site	13,367.00		13,367.00	13,367.00	Completed/Contract
	k) Relocation	1495.00	1 site	300.00		300.00	300.00	Completed/Contract
	l) Emergency remove/re place concrete	1450.00	1 site		3,100.00	3,100.00	3,100.00	Completed/Contract
	m) Emergency repair deck & landing	1450.00	1 site		3,450.00	3,450.00	3,450.00	Completed/Contract
	CGPSub -total			172,017.00				
CA16-014	a) Remove/ replacetrees	1450.00	1 site	33,540.00	28,574.00	28,574.00	28,574.00	Completed/

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									Contract
	b) Traffic gate upgrade		1460.00	1 site	12,745.00	9,852.00	9,852.00	9,852.00	Completed/Contract
	c) Install irrigation flow sensors		1450.00	1 site	2,012.00	1,678.42	1,678.42	1,678.42	Completed/Contract
	CGP Sub -total				48,297.00				
CA16-015	a) Termite extermination and wood trim replacement		1460.00	1 site	4,000.00	2,725.00	2,725.00	2,725.00	Completed/Contract
	b) Replace stoves		1465.00	7	1,750.00		1,750.00	1,750.00	Completed/Contract
	c) Relocation		1495.00	1 site	1,200.00		1,200.00	1,200.00	Completed
	CGP Sub -total				6,950.00				
CA16-016	a) Replace roof		1460.00	1 site	22,000.00	16,310.00	16,310.00	16,310.00	Completed/Contract
	b) Replace rain gutters		1495.00	1 site	2,200.00	1,576.00	1,576.00	1,576.00	Completed/Contract
	c) Termite extermination and wood trim replacement		1460.00	1 site	11,000.00	6,575.00	6,575.00	6,575.00	Completed/Contract
	d) Relocation		1495.00	1 site	3,300.00		3,300.00	3,300.00	Completed/Force Acct
	e) Emergency replaced damaged fascia		1460.00	1 site		3,356.00	3,356.00	3,356.00	Completed/Contract
	CGP Sub -total				38,500.00				
CA16-018	e) Repair/replace exterior trim and paint		1460.00	1 site	8,800.00	7,265.00	7,265.00	7,265.00	Completed/Contract
	b) Install air conditioners		1460.00	1 site	39,600.00	33,000.00	33,000.00	33,000.00	Completed/Contract
	c) Replace wood fence		1450.00	1 site	8,575.00	7,500.00	7,500.00	7,500.00	Completed/Contract
CA16-020	a) Install security window barriers		1460.00	1 site	8,000.00	5,075.00	5,075.00	5,075.00	Completed/Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	b) Replace kitchen cabinets		1460.00	1 site	10,000.00	8,025.00	8,025.00	8,025.00	Completed/Contract
	CGP Sub -total				18,000.00				
CA16-021	a) Replace/repair exterior trim and paint		1460.00	1 site	3,200.00	2,750.00	2,750.00	2,750.00	Completed/Contract
	b) Replace stoves		1465.00	1 site	4,000.00		4,000.00	4,000.00	Completed/Contract
	CGP Sub -total				7,200.00				
CA16-022	a) Replace roof		1460.00	1 site	40,000.00	31,378.42	31,378.42	31,378.42	Completed/Contract
	b) Replace rain gutters		1460.00	1 site	4,000.00	2,752.00	2,752.00	2,752.00	Completed/Contract
	c) Repair/replace exterior trim and paint		1460.00	1 site	8,000.00	6,972.00	6,972.00	6,972.00	Completed/Contract
	d) Replace concrete flatwork		1460.00	1 site	4,000.00	3,097.00	3,097.00	3,097.00	Completed/Contract
	e) Replace wood fence			1 site	14,000.00	9,750.00	9,750.00	9,750.00	Completed/Contract
	CGP Sub -total				70,000.00				
CA16-024	a) Emergency replaced doors		1460.00	1 site		9,494.25	9,494.25	9,494.25	Completed/Contract
CA16-025	a) Emergency replaced doors		1460.00	1 site		19,687.65	19,687.65	19,687.65	Completed/Contract
CA16-027	a) Replace roof		1460.00	1 site	18,000.00	12,397.00	12,397.00	12,397.00	Completed/Contract
	b) Replace rain gutters		1460.00	1 site	3,600.00	2,572.00	2,572.00	2,572.00	Completed/Concrete
	c) Replace reentry doors		1460.00	1 site	1,800.00		1,800.00	1,800.00	Completed/Contract
	d) Termite extermination and wood replacement		1460.00	1 site	3,375.00	2,570.00	2,570.00	2,570.00	Completed/Concrete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	e) Relocation		1495.00	1 site	2,700.00		2,700.00	2,700.00	Completed/ Force Acct
Completed	f) Change order replaced doors		1460.00	1 site		3,923.10	3,923.10	3,923.10	Completed/ Contract
	CGP Sub -total				26,775.00				
CA16-028	a) Kitchen upgrade		1460.00	1 site	330,000.00	346,487.57	346,487.57	346,487.57	Completed/ Contract
	b) Termite extermination and wood replacement		1460.00	1 site	24,750.00	19,375.00	19,375.00	19,375.00	Completed/ Contract
	c) Relocation		1495.00	1 site	19,800.00		19,800.00	19,800.00	Completed/ Force Acct
	d) Interior modification to Learning Opportunity Center		1460.00	1 site	32,039.00	26,952.00	26,952.00	26,952.00	Completed/ Contract
	CGP Sub -total				416,589.00				
CA16-032	a) Replace roof		1460.00	1 site	40,000.00	32,575.00	32,575.00	32,575.00	Completed/ Contract
	b) Replace rain gutters		1460.00	1 site	4,000.00	3,200.00	3,200.00	3,200.00	Completed/ Contract
	c) Repair/replace exterior trim and paint		1460.00	1 site	8,000.00	5,360.00	5,360.00	5,360.00	Completed/ Contract
	d) Repair and seal asphalt parking		1450.00	1 site	7,500.00	4,750.00	4,750.00	4,750.00	Completed/ Contract
	e) Replace wood fence		1450.00	1 site	28,875.00	19,800.00	19,800.00	19,800.00	Completed/ Contract
	f) Install security window barriers		1460.00	1 site	40,000.00	30,422.35	30,422.35	30,422.35	Completed/ Contract
	g) Replace stoves		1465.10	1 site	5,000.00		5,000.00	5,000.00	Completed/ Contract
	CGP Sub -total				133,375.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CA16-033	a) Emergency replaced doors		1460.00	1 site		23,766.00	23,766.00	23,766.00	Completed/Contract
CA16-034	a) Replace stoves		1465.00	16	4,000.00		4,000.00	4,000.00	Completed/Contract
	b) Install dumpster enclosure doors		1450.00	1 site	2,500.00	1,875.00	1,875.00	1,875.00	Completed/Contract
	CGP Sub -total				6,500.00				
CA16-035	a) Remove/replace trees		1450.00	1 site	16,460.00	13,893.00	13,893.00	13,893.00	Completed/Contract
	b) Traffic gate upgrade		1450.00	1 site	6,255.00	5,630.00	5,630.00	5,630.00	Completed/Contract
	c) Install irrigation flow sensors		1450.00	1 site	988.00		988.00	988.00	Completed/Contract
	CGP Sub -total				23,703.00				
CA16-039	a) Replace meter enclosures		1460.00	1 site	50,000.00	43,500.00	43,500.00	43,500.00	Completed/Contract
	b) Patch and restucco exterior		1460.00	1 site	125,000.00	108,648.27	108,648.27	108,648.27	Completed/Contract
	c) Replace stoves		1465.00	1 site	12,500.00		12,500.00	12,500.00	Completed/Contract
	d) Install irrigation master valve		1450.00	1 site	3,000.00	1,800.00	1,800.00	1,800.00	Completed/Contract
	e) Upgrade exterior lighting		1460.00	1 site	5,000.00	3,000.00	3,000.00	3,000.00	Completed/Contract
	f) Emergency repairs to beams, sheet & fascia		1460.00	1 site		4,885.00	4,885.00	4,885.00	Completed/Contract
	CGP Sub -total				195,500.00				
CA16-040	a) Replace roof		1460.00	1 site	64,000.00		64,000.00	64,000.00	Completed/Contract
	b) Replace rain gutters		1460.00	1 site	6,400.00	5,760.00	5,760.00	5,760.00	Completed/

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									Contract
	c) Replace reentry doors		1460.00	1 site	9,600.00	7,600.00	7,600.00	7,600.00	Completed/Contract
	d) Termite extermination and wood replacement		1460.00	1 site	12,000.00	7,540.00	7,540.00	7,540.00	Completed/Contract
	e) Relocation		1495.00	1 site	9,600.00		9,600.00	9,600.00	Completed/Contract
	f) Emergency replaced damaged fascia		1460.00	1 site		3,645.00	3,645.00	3,645.00	Completed/Contract
	g) Emergency repair reentry doors		1460	1 site		13,950.00	13,950.00	13,950.00	Completed/Contract
	CGPSub -total								
CA16-043	a) Replace and seal asphalt parking		1450.00	1 site	2,250.00	1,650.00	1,650.00	1,650.00	Completed/Contract
	b) Install rain gutters		1460.00	1 site	1,200.00	675.00	675.00	675.00	Completed/Contract
	CGPSu b-total				3,450.00				
	a) Emergency replaced doors		1460.00	1 site		4,000.00	4,000.00	4,000.00	Completed/Contract
CA16-044	b) Install computer irrigation controller		1450.00	3 sites	9,000.00	6,750.00	6,750.00	6,750.00	Completed/Contract
	CGPSub -total				9,000.00				
CA16-047	a) Install security screen doors		1460.00	1 site	11,250.00	8,875.00	8,875.00	8,875.00	Completed/Contract
	b) Install irrigation flow sensor		1450.00	1 site	3,000.00	1,800.00	1,800.00	1,800.00	Completed/Contract
	c) Interior modification to Learning Opportunity Center		1460.00	1 site	32,039.00	26,810.00	26,810.00	26,810.00	Completed/Contract
	d) Emergency repair of tot lot		1450.00	1 site		36,586.48	36,586.48	36,586.48	Completed/Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	CGP Sub -total				46,289.00				
CA16-049	a) Replace wood fence		1450.00	3 sites	42,000.00	38,408.00	38,408.00	38,408.00	Completed/Contract
	b) Emergency repair deck/patio		1460.00	1 site		2,440.00	2,440.00	2,440.00	Completed/Contract
	c) Emergency replace wood fence		1450.00	1 site		5,590.00	5,590.00	5,590.00	Completed/Contract
	d) Emergency repair stairway system		1460.00	1 site		7,699.23	7,699.23	7,699.23	Completed/Contract
	CGP Sub -total				42,000.00				
CA16-050	a) Install security window barriers		1460.00	1 site	10,000.00	8,560.00	8,560.00	8,560.00	Completed/Contract
	CGP Sub -total				10,000.00				
CA16-055	a) Replace wood fence		1450.00	1 site	14,000.00	11,875.00	11,875.00	11,875.00	Completed/Contract
	b) Replace water heater room doors		1460.00	1 site	1,500.00	4,999.16	4,999.16	4,999.16	Completed/Contract
	c) Install concrete flatwork		1450.00	1 site	2,400.00	675.00	675.00	675.00	Completed/Contract
	d) Install gutters		1460.00	1 site	1,200.00	792.00	792.00	792.00	Completed/Contract
	CGP Sub -total				19,100.00				
CA16-058	a) Interior modification to Learning Opportunity Center		1460.00	1 site	32,039.00	25,650.00	25,650.00	25,650.00	Completed/Contract
	CGP Sub -total				32,039.00				
CA16-059	a) Replumb domestic water system		1460.00	1 site	25,000.00	21,675.00	21,675.00	21,675.00	Completed/Contract
	b) Emergency repair of drywall		1460.00	1 site		485.00	485.00	485.00	Completed/Contract
	c) Paint water heater vent pipes		1460.00	1 site		710.00	710.00	710.00	Completed/Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SANDIEGO HOUSING COMMISSION		Grant Type and Number Comprehensive Grant CA16P063 -708-99 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	CGP Sub -total				25,000.00				
	d) Change Order for electric work		1460.00	1 site		2,662.00	2,662.00	2,662.00	Completed/ Contract
CA16-063	a) Replace wood fence		1450.00	1 site	20,000.00	16,895.00	16,895.00	16,895.00	Completed/ Contract
	CGP Sub -total				20,000.00				
PHA Wide Administration	Administration		1410.00		229,767.00		229,767.00	163,120.71	Work in process
	CGP Sub -total				229,767.00				
PHA Wide Non Dwelling Equip	a) Maintenance vehicles and tools		1475.00		50,000.00		50,000.00	50,000.00	Completed/ Contract
	CGP Sub -total				50,000.00				
PHA Wide Fees & Costs	A&E (In-house inspections)		1430.00		95,505.00		95,505.00	73,840.00	Work in process
	CGP Sub -total				95,505.00				
PHA Wide Mgmt Improve	a) Computer instruction for residents		1408.00	All sites	40,000.00		40,000.00	35,000.00	Work in process
	b) Resident development		1408.00	All sites	28,415.00		28,415.00	26,000.00	Work in process
	c) Senior Resident Initiatives Coordinator		1408.00	All sites	120,376.00		120,376.00	55,784.64	Work in process
	d) Supv. Senior Resident Initiatives Coordinator		1408.00	All sites	126,800.00		126,800.00	72,611.34	Work in process
	e) Transportation		1408.00	All sites	5,000.00		5,000.00	2,500.00	Work in process
	f) Youth Diversionary Program		1408.00	All sites	40,000.00		40,000.00	35,000.00	Work in process
	g) Entrepreneurial Training		1408.00	All sites	45,000.00		45,000.00	32,000.00	Work in process
	CGP Sub -total				405,591.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:	Federal FY of Grant:
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2001			09/30/2002			
CA16-014	03/31/2001			09/30/2002			
CA16-015	03/31/2001			09/30/2002			
CA16-016	03/31/2001			09/30/2002			
CA16-020	03/31/2001			09/30/2002			
CA16-021	03/31/2001			09/30/2002			
CA16-027	03/31/2001			09/30/2002			
CA16-028	03/31/2001			09/30/2002			
CA16-032	03/31/2001			09/30/2002			
CA16-034	03/31/2001			09/30/2002			
CA16-035	03/31/2001			09/30/2002			
CA16-039	03/31/2001			09/30/2002			
CA16-040	03/31/2001			09/30/2002			
CA16-043	03/31/2001			09/30/2002			
CA16-044	03/31/2001			09/30/2002			
CA16-046	03/31/2001			09/30/2002			
CA16-047	03/31/2001			09/30/2002			
CA16-049	03/31/2001			09/30/2002			
CA16-050	03/31/2001			09/30/2002			
CA16-055	03/31/2001			09/30/2002			
CA16-058	03/31/2001			09/30/2002			
CA16-059	03/31/2001			09/30/2002			
CA16-063	03/31/2001			09/30/2002			
PHAWideAdmin	03/31/2001			09/30/2002			
PHAWideNon - Dwelling Equip	03/31/2001			09/30/2002			
PHAWideFees&Costs	03/31/2001			09/30/2002			
PHAWideMgmt Improvements	03/31/2001			09/30/2002			

