

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public Housing Authority Plans

City of San Diego – San Diego Housing Commission

Annual Agency Plan for Fiscal Year 2004

Approved by the Housing Authority on April 8, 2003

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOT

Annual Public Housing Authority
San Diego Housing Commission - Annual Agency Plan - Fiscal Year 2004
 [24 CFR 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

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (r)]

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

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Attachments 61

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 (ca063a04)
- Attachment B - FY 2004 Capital Fund Program Annual Statement (ca063b04)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C - PHA Management Organizational Chart (ca063c04)
- Attachment D - FY 2003 Capital Fund Program 5 Year Action Plan (ca063d04)
- 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) (ca063e04)
- Other (List below, providing each attachment name)

Attachment F - Pet Policy (ca063f04)

Attachment G - Section 8 Project Based Vouchers (ca063g04)

Attachment H - List of Resident Advisory Board Members (ca063h04)

Attachment I - Progress Statement (ca063i04)

Attachment J – San Diego Housing Commission – Board of Commissioners (CA063j04)

Attachment K – Cap Reports (ca063k04)

Attachment L – Public Housing Lease (ca063l04)

Attachment M – Move to Work: Discontinuation Analysis/Exit Strategy (ca063m04);

 PH Rent Burden Analysis (ca063m104)

 S8 Rent Burden Analysis (ca063m204)

Attachment N – Community Service (ca063n04)

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 jurisdictions 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 includes 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 includes 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 ca063a04
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 at 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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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 2003
- 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 FY1996-FY2000 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 (2000 Census data on the Elderly not yet available) 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 are expended for 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 higher 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 farm workers 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.** 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	21,519		2,840
Extremely low income <=30% AMI	15,668	73%	
Very low income (>30% but <=50%	4,262	20%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	377	2%	
Families with children	12,917	60%	
Elderly families	3,469	16%	
Families with Disabilities	6,901	32%	
Race/ethnicity – White	4,292	20%	
Race/ethnicity – Black	5,043	23%	
Race/ethnicity – American Indian	222	1%	
Race/ethnicity – Hispanic	7,726	36%	
Race/ethnicity – Asian	2,256	11%	
Other	1,971	10%	
Unknown	10	<1	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 (includes tenant-based assistance, project-based and mod-rehab)			
<input checked="" 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	11,540		1,200
Extremely low income <=30% AMI	8,456	73%	
Very low income (>30% but <=50% AMI)	2,248	19%	
Low income (>50% but <80% AMI)	232	2%	
Families with children	7,098	62%	

Housing Needs of Families on the Waiting List			
Elderly families	1,569	14%	
Families with Disabilities	3,607	31%	
Race/ethnicity – White	2,395	21%	
Race/ethnicity – Black	3,070	27%	
Race/ethnicity – American Indian	126	1%	
Race/ethnicity – Hispanic	3,910	34%	
Race/ethnicity – Asian	970	8%	
Other	1,065	9%	
Unknown	4	<1%	
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	3930	25	37
2 BR	7183	46	87
3 BR	3560	23	116
4 BR	778	5	13
5 BR	151	1	2
5+ BR	-	-	-
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-up 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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 vouchers 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

[24 CFR Part 903.7 9 (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 2003 grants)		
a) Public Housing Operating Fund	\$ 2,889,171	
b) Public Housing Capital Fund	\$ 2,311,627	
c) HOPE VI Revitalization	\$ N/A	
d) HOPE VI Demolition	\$ N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 89,390,499	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 343,968	
g) Resident Opportunity and Self-Sufficiency Grants	\$ 382,292	
h) Family Self-Sufficiency Program Coordinator Grant	\$ 212,412	
i) Resident Opportunity and Self-Sufficiency Service Coordinators	\$ 57,105	
Other Federal Grants (list below)	Planned \$	Planned Uses
a) Annual Contributions for Section 8 Project-Based Assistance. (FY2002)	\$ N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Development Modernization Funds	\$ 202,448	Public housing capital improvements
c) Development Funds	\$ 609,739	Public housing capital improvements
2. Prior Year Federal Grants (unobligated funds only) (list below)	Planned \$	Planned Uses
a) Comprehensive Grant Program	\$ N/A	
b) FY2000 Public Housing Drug Elimination Program	\$ 109,308	PH Supportive Services
c) Shelter Plus Care	\$ 117,612	Rental Assistance Disabled
d) Supportive Housing	\$ N/A	
e) FY1999 Resident Opportunities and Self-Sufficiency Grant	\$ 93,295	PH & Section 8 Supportive Services
f) FY2000 Resident Opportunities and Self-Sufficiency Grant	\$ 444,085	PH & Section 8 Supportive Services
g) Public Housing Capital Fund (500)	\$ 183,420	PH Capital Improvements, Safety/Security and Supportive Services
h) Public Housing Capital Fund (501)	\$ 838,997	PH Capital Improvements, Safety/Security and Supportive Services
i) Family Self-Sufficiency Program Coordinator Grant	\$ 113,988	Section 8 Supportive Services
j) Moving to Work Technical Assistance	\$ 49,135	Section 8 Supportive Services
k) Resident Opportunity and Self-Sufficiency Service Coordinators	\$ 3,850	PH & Section 8 Supportive Services
3. Public Housing Dwelling Rental Income	\$ 4,192,157	PH Operations, Safety/Security & Supportive Services
4. Other income (list below)	Planned \$	Planned Uses
a) Interest	\$ 74,790	PH Operations, Safety/Security & Supportive Services
b) Other	\$ 49,860	PH Operations, Safety/Security & Supportive Services
c) Reserves	\$ N/A	
5. Non-Federal sources (list below)	Planned \$	Planned Uses
a) SDCCD ICAN	\$ 27,773	PH & Section 8 Supportive Services
b) Family Health Centers of San Diego	\$ 23,423	PH & Section 8 Supportive Services
Total resources	\$ 102,720,954	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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 eligibility staff. At that time all verifications 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 a 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 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 transfers 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.
- Families comprised of two or more people.
- 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):

Veterans and veterans' families as well as active duty military personnel and their families receive priority within the above-referenced preferences.

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 point 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 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.
- 1 Families comprised of two or more people.
- 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)

Veterans and veterans' families as well as active duty military personnel and their families receive priority within the above-referenced preferences.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable.

(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
- Any time 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 5 at §903.2(c)(1)(v)]
2628 44 th , 2716 44 th , 3081 Hawthorn	16	Below “EIR”	
281-289 Sycamore Rd	24	Below “EIR”	
2955 Boston 2045-2049 Grand Ave	11	Above “EIR”	
4273-83 Juniper Street	24	Move to Work Demonstration site	**
12643-87 El Camino Real	45	Location, no public transportation	**

* Developments requiring deconcentration, as of December 3, 2002. A redetermination of developments requiring deconcentration will be conducted between June 23rd and June 27th 2003, and will be effective July 1, 2003 for FY04.

** Please see Attachment A, for a full analysis and plan.

B. Section 8

Exemptions: PHAs 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) Waiting List Organization

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) Search Time

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 3%) makes it extremely difficult for participants to locate suitable units so extensions are often given.

(4) Admissions Preferences

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, displaced or homeless or a person with disabilities or families comprised of two or more people.
- 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):

Veterans and veterans' families as well as active duty military personnel and their families receive priority within the above-referenced preferences.

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 point 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 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.
- 1 Families comprised of two or more people.
- 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)

Veterans and veterans' families as well as active duty military personnel and their families receive priority within the above-referenced preferences.

4. Among applicants on the waiting list with 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 admissions 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 programs to the public?

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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 re-determinations:

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.
- Any time the family experiences an income increase
- Any time 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

[24 CFR Part 903.7 9 (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 7/1/03	Expected Turnover
Public Housing	1,382	231 (1.7%)
Section 8 Vouchers	11,800	1,062 (9%)
Section 8 Mod Rehab	246	Certificate/Voucher
Special Purpose Section 8 Certificates /Vouchers (list	FUP – 150 MTW - 49*	14 (6.38%)

individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	None
Other Federal Programs(list individually)	N/A	None

* Move to Work Program to be discontinued as of 12/31/03

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 (includes Pest Control policy)

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
Section 8 Housing Assistant Procedure Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

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:

All documents for presentation at the hearing must be provided to the hearing coordinator within (2) business days prior to the hearing.

If the Complainant fails to request a hearing within seven (7) business days after receiving the written summary of the informal conference, the San Diego Housing Commission's (SDHC) decision rendered at the informal conference becomes final and the SDHC is not thereafter obligated to offer the Complainant a hearing. Resident may request an "untimely hearing" if they provide verifiable good cause, (example of good cause is a medical emergency).

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 here)

(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 as 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 here)

B. HOPE VI 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 HOPE VI 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 HOPE VI 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 HOPE VI 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 Plan 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 HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance 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

[24 CFR Part 903.7 9 (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

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

Demolition/Disposition Activity Description
1a. Development name: 2766 Cardinal Rd. 1b. Development (project) number: CA16P063026
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Excess Land
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (4/17/03)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Excess Land <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: When HUD approval is received. b. Projected end date of activity: When HUD approval is received.

Demolition/Disposition Activity Description
1a. Development name 3410-3420 43 rd Street 1b. Development (project) number: CA16P063034
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 10
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 3331 Van Dyke Avenue 1b. Development (project) number: CA16P063034
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 3759 Ward Street 1b. Development (project) number: CA16P063049
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>

5. Number of units affected: 5
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4118-4132 52 nd Street 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 14
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4164 Altadena Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4123 Arey Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4314 Darwin Way 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4334 Ebersole 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4181 Ereno Street 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1170 Ilexey Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1366 Ilexey Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4230 Kimsue Way 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	1255 Kostner Drive
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4259 Layla Court
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4276 Layla Way
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>

5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4256 Layla Way 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4269 Layla Way 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4274 Layla Way 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4339 Marcia Court 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4074 Marcwade Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4150 Marcwade Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4186 Marcwade Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4293 Marcwade Drive
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4331 Marge Way
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4334 Marge Way
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1152 Nevin Street
1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 8505 Noeline Street
1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 5974 Old Memory Lane 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1232 Peterlynn Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1327 Peterlynn Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>

5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1405 Peterlynn Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1506 Peterlynn Drive 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	1530 Peterlynn Drive
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4024 Peterlynn Way
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	4034 Peterlynn Court
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1128 Ransom Street 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1145 Ransom Street 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1169 Ransom Street 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 4233 Stu Court 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1041 Twining Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(7/1/03)</u>

5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1144 Twining Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description
1a. Development name 1250 Twining Avenue 1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (7/1/03)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name	1317 Twining Avenue
1b. Development (project) number:	CA16P063013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name:	3410-3420 43 rd Street
1b. Development (project) number:	CA016P063034
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>
5. Number of units affected:	10
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development Sale of Public Housing <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 7/1/03 b. Projected end date of activity: 6/30/04

Demolition/Disposition Activity Description	
1a. Development name:	4890 Naples Street
1b. Development (project) number:	CA016P063026
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Sale of Public Housing
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(7/1/03)</u>

5. Number of units affected: 4
6. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development Sale of Public Housing
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 7/1/03
b. Projected end date of activity: 6/30/04

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

[24 CFR Part 903.7 9 (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 903.7 9 (j)]

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

A. Assessments 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 a 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/YYYY) <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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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? 35
2. How many of the PHA’s developments are not subject to the Required Initial Assessments? 4
3. How many Assessments were conducted for the PHA’s covered developments? 35
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 certified that it has no Public Housing Developments which it deems appropriate for voluntarily conversion 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

[24 CFR Part 903.7 9 (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"/> HOPE I <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

[24 CFR Part 903.7 9 (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 supportive 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 a 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs 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 Skills 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	73	128
Section 8	409	468

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 plans 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. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Attachment N hereto, describes the proposed Community Service Policy/Plan which the San Diego Commission will only implement upon receipt of notification from HUD to do so.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Sycamore Road, Santa Margarita, Alaquinas, Juniper, Market Street.

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

1. List the crime prevention activities the PHA has undertaken or plans 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-risk 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-baseline law 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

PHAs eligible for FY 2000 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 FY 2003 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 [24 CFR Part 903.7 9 (n)] (see Attachment ca063f04)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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)

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

18. Other Information

[24 CFR Part 903.7 9 (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 as **Attachment ca063e04**.
 - 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)

Comments related to the FY2004 Agency Plan will be received during the Public Review and Comment Period of December 23, 2002 – February 5, 2003 at the Agency Plan public meeting. The Agency Plan Public Meeting will be held on February 5, 2003 at 1:30 p.m., in the Solomon

Conference Room of the Housing Commission's Administrative Offices, 1625 Newton Avenue, San Diego, CA 92113.

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 place 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-based assistance)
- 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 Plan 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 FY 2003 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;
- *Changes to the organization of the waiting list;
- *Changes to tenant selection criteria;

*Additions 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);

*Changes to the current Grievance or Informal Hearing Procedures;

*Changes 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 (ca063a04)

FY2002 Capital Fund Program Annual Statement - Attachment B (ca063b04)

San Diego Housing Commission Management Organizational Chart - Attachment C (ca063c04)

FY2002 Capital Fund Program 5-Year Action Plan - Attachment D (ca063da04)

Comments of Resident Advisory Board - Attachment E (ca063e04)

Pet Policy - Attachment F (ca063f04)

Section 8 Project Based Vouchers - Attachment G (ca063g04)

List of Resident Advisory Board Members - Attachment H (ca063h04)

Progress Statement - Attachment I (ca063i04)

San Diego Housing Commission – Board of Commissioners - Attachment J (ca063j04)

Cap Reports (CA16R063-501-02) (CA16R063-501-02) (CA16R063-501-02) and (CA16R063-501-02) - Attachment K (ca063k04).

Public Housing Lease – Attachment L (ca063l04)

Attachment M – Move to Work: Discontinuation Analysis/Exit Strategy (ca063m04);
PH Rent Burden Analysis (ca063m104)
S8 Rent Burden Analysis (ca063m204)

Community Service – Attachment N (ca063n04)

ATTACHMENT A (ca06304)
Agency Plan: Deconcentration

(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 5 at §903.2(c)(1)(v)]
2628 44 th , 2716 44 th , 3081 Hawthorn	16	Below "EIR"	
281-289 Sycamore Rd	24	Below "EIR"	
2955 Boston 2045-2049 Grand Ave	11	Above "EIR"	
4273-83 Juniper Street	24	Move to Work Demonstration site	**
12643-87 El Camino Real	45	Location, no public transportation	**

* Developments requiring deconcentration, as of December 3, 2002.

A redetermination of developments requiring deconcentration will be conducted between June 23rd and June 27th 2003, and will be effective July 1, 2003 for FY04.

Agency Plan – Attachment A: Deconcentration

** Please see Attachment A, for a full analysis and plan.

Agency Plan

Deconcentration

The following covered developments outside the Established Income Range are consistent with furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by statute; and the local goals and strategies of the Housing Commission.

- The development at 4273-4283 Juniper Street, 24 units is part of HUD's "Moving to Work" demonstration pilot program designed to increase the income of public housing residents and have incomes outside the Established Income Range.
- The development at 12643-12687 El Camino Real, 45 units currently promotes income deconcentration. It is located approximately 25 miles north of the inner city and public transportation is limited due to location, requiring personal transportation. The units are 3, 4 and 5-bedrooms housing larger families with incomes outside the Established Income Range.

ATTACHMENT B (ca063b04)

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 I: Summary					
PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 03	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input 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	229,496.00			
3	1408 Management Improvements	458,994.00			
4	1410 Administration	229,496.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	208,505.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	290,269.00			
10	1460 Dwelling Structures	271,700.00			
11	1465.1 Dwelling Equipment—Nonexpendable	122,200.00			
12	1470 Nondwelling Structures	320,000.00			
13	1475 Nondwelling Equipment	60,000.00			
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	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,294,960.00			
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	65,890.00			

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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 03	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input 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
26	Amount of line 21 Related to Energy Conservation Measures				

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 Capital Fund Program Grant No: CA13PO63-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 03			
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
				Original	Revised	Funds Obligated	Funds Expended	
CA16-013	a) Replace roof	1460	1 Site	6,000.00				
	b) Repair/replace exterior trim & paint	1460	5 Sites	14,400.00				
	c) Replace stucco & colorcoat	1460	1 Site	15,000.00				
	d) Replace concrete parking lot & flatwork	1450	2 Sites	71,479.00				
	e) Install steel bollards	1450	2 Sites	2,200.00				
	f) Install dumpster enclosure	1450	4 Sites	25,000.00				
	g) Replace wood fencing	1450	3 Sites	21,090.00				
	h) Replace concrete apron	1450	1 Site	5,000.00				
	i) Repair/replace concrete balcony deck	1460	1 Site	6,600.00				
	j) Termite extermination	1460	1 Site	5,000.00				
	k) Relocation (Force Acct)	1495	1 Site	2,400.00				
	Sub-total			174,169.00				
CA16-014	a) Replace refrigerators	1465	163 Units	65,200.00				
	Sub-total			65,200.00				
CA16-015	a) Replace concrete rear parking lot	1450	1 Site	12,000.00				

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 Capital Fund Program Grant No: CA13PO63-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 03			
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
				Original	Revised	Funds Obligated	Funds Expended	
	b) Termite extermination	1460	1 Site	5,500.00				
	c) Relocation (Force Acct)	1495	1 Site	8,400.00				
	d) Kitchen upgrade	1460	1 Site	30,000.00				
	e) Bathroom upgrade	1460	1 Site	9,000.00				
	Sub-total			64,900.00				
CA16-028	a) Modifications to LOC	1470	1 Site	320,000.00				
	b) A&E for LOC	1430	1 Site	80,000.00				
	c) Computer equipment	1465	1 Site	25,000.00				
	Sub-total			425,000.00				
CA16-030	a) Install irrigation master valve	1450	1 Site	8,000.00				
	b) Install exterior security lights	1450	1 Site	8,500.00				
	c) Install expanded metal on fencing	1450	1 Site	35,000.00				
	Sub-total			51,500.00				
CA16-032	a) Kitchen upgrade	1460	1 Site	100,000.00				
	b) Bathroom upgrade	1460	1 Site	36,000.00				
	c) Relocation (force acct)	1495	1 Site	28,000.00				
	Sub-total			164,000.00				
CA16-035	a) Replace refrigerators	1465	1 Site	32,000.00				
	Sub-total			32,000.00				
CA16-055	a) Repair/replace exterior trim & paint	1460	1 Site	2,500.00				
	b) Build dumpster enclosure	1450	1 Site	5,000.00				
	c) Termite extermination	1460	1 Site	4,000.00				
	d) Relocation (Force Acct)	1495	3 Sites	1,500.00				
	e) Replace wood fence with masonry fence	1450	2 Sites	31,000.00				
	f) Landscape upgrades	1450	1 Site	15,000.00				
	Sub-total			59,000.00				
CA16-057	a) Replace wood fence	1450	1 Site	31,000.00				
	b) Repair/replace exterior trim & paint	1460	1 Site	3,200.00				
	c) Install dumpster enclosure	1450	1 Site	5,000.00				

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 Capital Fund Program Grant No: CA13PO63-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 03			
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
				Original	Revised	Funds Obligated	Funds Expended	
	d) Landscape upgrades	1450	1 Site	15,000.00				
	Sub-total			54,200.00				
CA16-059	a) Resurface patio decks	1460	2 Sites	2,000.00				
	b) Repair/replace exterior trim & paint	1460	1 Site	2,500.00				
	c) Kitchen upgrade	1460	2 Sites	50,000.00				
	d) Bathroom upgrade	1460	2 Sites	30,000.00				
	e) Relocation (Force Acct)	1495	2 Sites	14,000.00				
	Sub-total			98,500.00				
PHA Wide Mgmt Improvements	a) Computer instruction	1408		55,000.00				
	b) Resident development	1408		70,000.00				
	c) Senior Resident Initiatives Coordinator (force acct)	1408		131,910.00				
	d) Supv Resident Initiatives Coordinator	1408		142,584.00				
	e) Transportaion			5,000.00				
	f) Youth Diversionary Programs	1408		54,500.00				
	Sub-total			458,994.00				
PHA Wide Admin	a) Administration	1410		229,496.00				
	Sub-total			229,496.00				
PHA Wide Fees & Costs	a) A & E (In house inspections)	1430		128,505.00				
	Sub-total			128,505.00				
PHA Wide Non-Dwelling Equipment	Maintenance vehicles,tools,equipment, and communication equipment	1475		60,000.00				

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

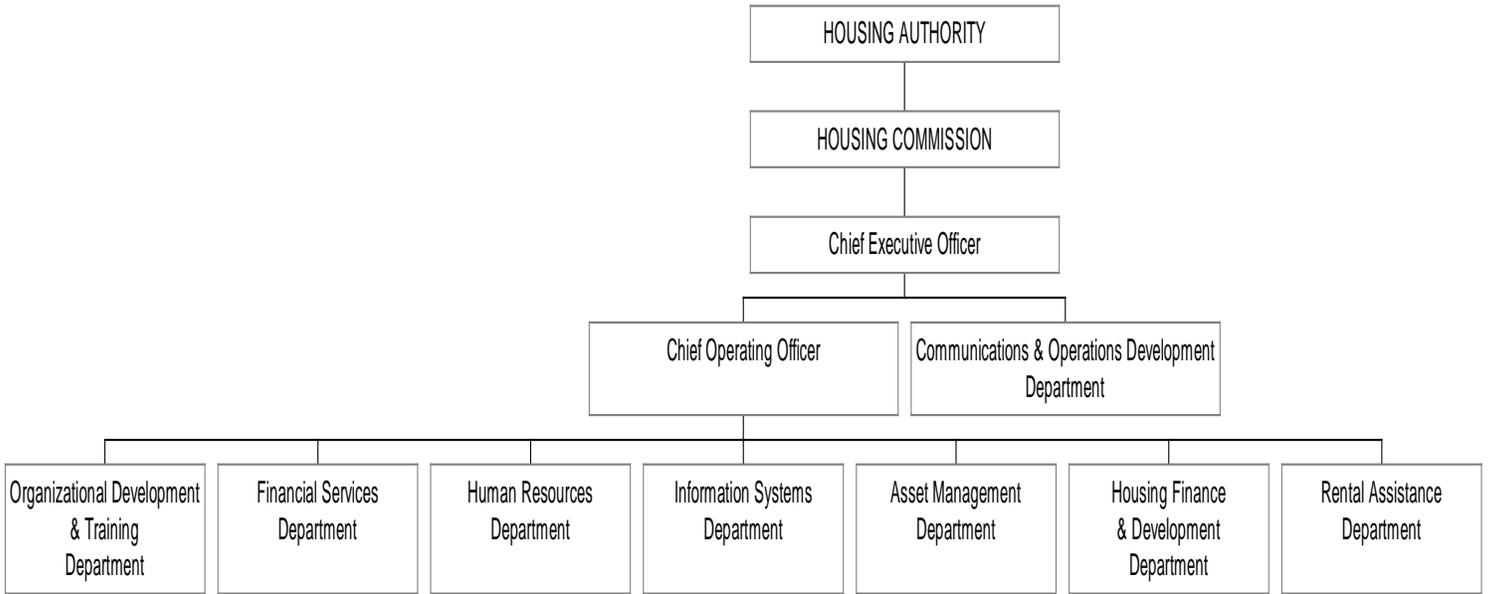
PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No: CA13PO63-501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 03			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Sub-total			60,000.00				
PHA Wide Operations	a) Operations	1406		229,496.00				
	Sub-total			229,496.00				

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

PHA Name:		Grant Type and Number Capital Fund Program No: CA16PO63-501-03 Replacement Housing Factor No:			Federal FY of Grant: 03		
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	03/31/2005			09/30/2006			
CA16-014	03/31/2005			09/30/2006			
CA16-015	03/31/2005			09/30/2006			
CA16-030	03/31/2005			09/30/2006			
CA16-032	03/31/2005			09/30/2006			
CA16-035	03/31/2005			09/30/2006			
CA16-055	03/31/2005			09/30/2006			

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

PHA Name:		Grant Type and Number Capital Fund Program No: CA16PO63-501-03 Replacement Housing Factor No:					Federal FY of Grant: 03	
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		
CA16-057	03/31/2005			09/30/2006				
CA16-059	03/31/2005			09/30/2006				
PHA Wide Mgmt Improvements	03/31/2005			09/30/2006				
PHA Wide Administration	03/31/2005			09/30/2006				
PHA Wide Fees and Costs	03/31/2005			09/30/2006				
PHA Wide Non- dwelling Equipment	03/31/2005			09/30/2006				
PHA Wide Operations	03/31/2005			09/30/2006				



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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name SAN DIEGO HOUSING COMMISSION		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
016-013		483,036.00	208,800.00	208,800.00	208,800.00
016-014		425,800.00	244,500.00	168,280.00	326,000.00
016-015		51,000.00	34,000.00	33,700.00	78,200.00
016-016		30,000.00	102,200.00	33,000.00	33,000.00
016-017		30,000.00	4,800.00	31,100.00	18,000.00
016-018		78,000.00	78,000.00	131,729.00	83,200.00
016-019		118,000.00	27,000.00	44,000.00	23,400.00
016-020		8,400.00	61,400.00	48,000.00	28,000.00
016-021		48,000.00	32,000.00	77,000.00	32,000.00
016-022		80,000.00	51,000.00	131,200.00	32,000.00
016-023		14,400.00	148,000.00	53,000.00	48,000.00
016-024		120,000.00	72,400.00	79,340.00	72,000.00
016-025		55,000.00	134,000.00	52,250.00	57,200.00
016-026		6,600.00	24,000.00	50,250.00	44,000.00
016-027		48,000.00	168,500.00	48,225.00	14,400.00
016-028		180,850.00	122,430.00	152,000.00	105,600.00
016-030		170,834.00	196,000.00	235,560.00	64,000.00
016-031		28,500.00	298,800.00	19,000.00	38,000.00
016-032		114,000.00	20,000.00	20,000.00	80,000.00
016-033		54,000.00	47,000.00	84,000.00	98,000.00
016-034		82,000.00	38,400.00	112,000.00	41,600.00
016-035		203,000.00	80,000.00	80,000.00	160,000.00
016-037		14,400.00	24,000.00	98,000.00	48,000.00
016-038		140,000.00	170,000.00	96,450.00	140,000.00
016-039		30,000.00	150,000.00	74,272.00	200,000.00
016-040		128,000.00	195,495.00	206,800.00	51,200.00
016-043		61,000.00	22,000.00	25,000.00	122,000.00
016-044		4,200.00	294,000.00	97,000.00	94,000.00
016-046		45,000.00	25,200.00	25,000.00	14,000.00
016-047		117,000.00	217,000.00	60,000.00	90,000.00

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name SAN DIEGO HOUSING COMMISSION		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant 2007 PHA FY: 2007
	Annual Statement				
016-48		10,000.00	10,000.00	20,000.00	10,000.00
016-049		25,800.00	86,000.00	83,000.00	86,000.00
016-050		67,200.00	84,000.00	38,000.00	84,000.00
016-055		64,000.00	64,000.00	237,150.00	64,000.00
016-057		4,800.00	16,000.00	52,800.00	16,000.00
016-058		16,800.00	56,000.00	106,000.00	56,000.00
016-059		14,400.00	48,000.00	48,000.00	48,000.00
016-060		19,500.00	16,000.00	16,000.00	16,000.00
016-063		10,000.00	20,000.00	29,000.00	20,000.00
PHA Wide Physical Improvements		1,204,804.00	1,204,804.00	1,204,804.00	1,204,804.00
PHA Wide Management Improvements		2,530,252.00	2,530,252.00		2,530,252.00
CFP Funds Listed for 5-year planning		6,926,576.00	6,579,656.00		6,579,656.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant 2004 PHA FY: 2004			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	CA16-013/ Scattered Sites	Site concrete/ asphalt replacement	116,000.00	CA16-013/ Scattered Sites	Site concrete/ asphalt replacement	116,000.00
Annual		Replace fencing	58,000.00		Replace fencing	58,000.00
Statement		Repair exterior surface/paint	34,800.00		Repair exterior surface/paint	34,800.00
		Security	80,236.00			
		Replace roof	194,000.00			
	CA16-014/Belden Village	Site concrete/ asphalt replacement	81,500.00	CA16-014/Belden Village	Site concrete/ asphalt replacement	81,500.00
		Repair exterior surface/paint	97,800.00		Repair surface/ color coat stucco	81,500.00
		Upgrade kitchens	165,000.00		Upgrade plumbing	81,500.00
		Upgrade plumbing	81,500.00			
	CA16-015/ Chamoune Apts	Upgrade bathrooms	51,000.00	CA16-015/Chamoune Apts	Replace flooring	34,000.00
	CA16-16/Genesee Apts	Repair surface/color coat stucco	8,000.00	CA16-16/Genesee Apts	Repair interior surfaces/paint	2,200.00
		Replace roof	22,000.00		Upgrade playground	100,000.00
	CA16-017/4390 Maple Apts	Upgrade bathrooms	18,000.00	CA16-017/4390 Maple Apts	Electrical upgrade	4,800.00
		Replace flooring	12,000.00			
	CA16-018/ Meade & First	Site concrete/ asphalt replacement	52,000.00	CA16-018/ Meade & First	Repair surface/ color coat stucco	52,000.00
		Replace fencing	26,000.00		Replace fencing	26,000.00
	Total CFP Estimated Cost		\$1,097,836.00	Total CFP Estimated Cost		\$672,300.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :__2__ FFY Grant 2004 PHA FY: 2004			Activities for Year: _3 FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	CA16-019/4180-2 Poplar Apts	Upgrade Kitchens	18,000.00	CA16-019/4180-2 Poplar Apts	Replace fencing	9,000.00
Annual		Upgrade playground	100,000.00		Repair surface/ color coat stucco	18,000.00
Statement	CA16-020/2734-44 th St	Upgrade landscape	8,400.00	CA16-020/2734-44 th St	Replace fencing	61,400.00
	CA16-021/44 th & Hawthorne Apts	Replace fencing	16,000.00	CA16-021/44 th & Hawthorne Apts	Upgrade kitchens	32,000.00
		Repair surface/ color coat stucco	32,000.00			
	CA16-022/1399 Hollister Apts	Upgrade kitchens	40,000.00	CA16-022/1399 Hollister Apts	Site concrete/ asphalt replacement	40,000.00
		Repair surface/ color coat stucco	40,000.00		Plumbing upgrade	7,000.00
					Repair/paint interior surfaces	4,000.00
	CA16-023/4273-83 Juniper St	Repair exterior surface/Paint	14,400.00	CA16-023/4273-83 Juniper St	Replace fencing	48,000.00
					Upgrade playground	100,000.00
	CA16-024/ Sycamore Rd East	Upgrade bathrooms	72,000.00	CA16-024/ Sycamore Rd East	Replace exterior doors	8,000.00
		Repair surface/ color coat stucco	48,000.00		Site concrete/asphalt replacement	14,400.00
					Upgrade playground	50,000.00
		Total CFP Estimated Cost	\$388,000.00		Total CFP Estimated Cost	\$343,800.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	CA16-025/ Sycamore Rd West	Upgrade bathrooms	33,000.00	CA16-025/ Sycamore Rd West	Upgrade Kitchens	30,000.00
Annual		Replace fencing	22,000.00		Repair surface/ color coat stucco	44,000.00
Statement					Upgrade playground	50,000.00
	CA16-026/Cardinal, Naples & Rachael	Repair exterior surface/paint	6,600.00	CA16-026/Cardinal, Naples & Rachael	Repair/paint interior surfaces	13,000.00
					Replace fencing	11,000.00
	CA16-027/Grove Avenue Apts	Replace flooring	22,000.00	CA16-027/Grove Avenue Apts	Replace water heater room doors	4,600.00
		Upgrade kitchens	26,000.00		Upgrade bathrooms	27,000.00
					Replace roof	9,900.00
					Upgrade playground	100,000.00
					Upgrade kitchens	18,000.00
					Electrical upgrade	9,000.00
	CA16-028/Vista Apts	Replace stoves	8,250.00	CA16-028/Vista Apts	Replace exterior doors	16,830.00
		Site concrete/ asphalt replacement	66,000.00		Replace fencing	105,600.00
		Repair/paint interior surfaces	6,600.00			
	CA16-030/Santa Margarita Apts	Upgrade kitchens	64,000.00	CA16-030/Santa Margarita Apts	Repair surface/ color coat stucco	64,000.00
		Upgrade plumbing	100,000.00		Replace fencing	32,000.00
					Upgrade playground	100,000.00
	Total CFP Estimated Cost		\$354,450.00	Total CFP Estimated Cost		\$684,930.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA16-031/ Sycamore Rd West	Security	28,500.00	CA16-031/ Sycamore Rd West	Repair exterior surface/paint	11,400.00
					Replace flooring	49,400.00
					Repair surface/color coat stucco	38,000.00
					Upgrade kitchens	200,000.00
	CA16-032/Juniper & Sumac Apts	Repair exterior surface/paint	14,000.00	CA16-032/Juniper & Sumac Apts	Replace fencing	20,000.00
		Upgrade playground	100,000.00			
	CA16-033/ Sycamore Rd North	Replace flooring	39,600.00	CA16-033/ Sycamore Rd North	Repair surface/color coat stucco	23,000.00
		Repair surface/paint	14,400.00		Replace fencing	24,000.00
	CA16-034/43 rd & Van Dyke	Replace flooring	32,000.00	Ca16-034/43 rd & Van Dyke	Replace roof	17,600.00
		Upgrade playground	50,000.00		Security	2,400.00
					Replace fencing	16,000.00
	CA16-035/Belden Vaillage	Repair exterior surface/paint	48,000.00	CA16-035/Belden Village	Site concrete/ asphalt replacement	40,000.00
		Upgrade kitchens	75,000.00		Upgrade plumbing	40,000.00
		Upgrade plumbing	40,000.00			
		Site concrete/ asphalt replacement	40,000.00			
	CA16-037/4131 Maryland St	Repair exterior surface/paint	14,400.00	CA16-037/4131 Maryland St	Replace fencing	24,000.00
					Upgrade playground	100,000.00
	CA16-038/178 Calle Primera	Repair surface/color coat stucco	140,000.00	CA6-038/178 Calle Primera	Replace fencing	70,000.00
	CA16-039/Cargil Apts	Repair exterior surface/paint	30,000.00	CA16-039/Cargil Apts	Replace fencing	50,000.00
					Repair surface/color coat stucco	100,000.00
	Total CFP Estimated Cost		\$665,900.00	Total CFP Estimated Cost		825,800.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	CA16-040/Grove Apts	Upgrade kitchens	64,000.00	CA16-040/Grove Avenue Apts	Replace water heater room doors	16,320.00
Annual		Replace flooring	64,000.00		Site concrete/ asphalt replacement	35,200.00
Statement					Upgrade bathrooms	37,975.00
					Upgrade kitchens	16,000.00
					Electrical upgrade	26,000.00
					Repair surface/color coat stucco	64,000.00
	CA16-043/Boston & Grand	Replace fencing	11,000.00	CA16-043/Boston & Grand	Repair surface/ color coat stucco	22,000.00
		Security	50,000.00			
	CA16-044/Saranac Golfcrest & Fulton	Repair exterior surface/paint	28,200.00	CA16-044/Saranac Golfcrest & Fulton	Repair surface/ color coat stucco	47,000.00
					Replace fencing	47,000.00
					Upgrade playground	200,000.00
	CA16-046/3051 54 th St	Repair exterior surface/paint	4,200.00	CA16-046/3051 54 th St	Repair surface colorcoat stucco	47,000.00
					Replace fencing	11,200.00
	CA16-047/12643-12687 El Camino	Replace fencing	45,000.00	CA16-047/12643-12687 El Camino	Repair exterior surface/paint	27,000.00
					Repair surface/color coat stucco	90,000.00
					Upgrade playground	100,000.00
	CA16-048/2883 Boston	Replace fencing	10,000.00	CA16-048/2883 Boston	Repair surface/color coat stucco	10,000.00
					Upgrade playground	100,000.00
	CA16-049/33 rd ,38 th ,.45 Cherokee & Ward	Repair exterior surface/ paint	25,800.00	CA16-049/33 rd ,38 th ,.45 Cherokee & Ward	Repair surface/ colorcoat stucco	86,000.00
		Replace fencing	43,000.00			
	CA16-050/30 th , 45 th Bancroft & Cherokee	Repair exterior surface/ paint	25,200.00	CA16-050/30 th , 45 th Bancroft & Cherokee	Repair surface/ colorcoat stucco	84,000.00
		Replace fencing	42,000.00			
	Total CFP Estimated Cost		\$412,400.00	Total CFP Estimated Cost		\$574,800.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA16-055/32 nd , Arizona, Eastman & Levant	Replace fencing	64,000.00	CA16-055/32 nd , Arizona, Eastman & Levant	Site concrete/ asphalt replacement	64,000.00
					Repair surface/color coat stucco	64,000.00
					Upgrade playground	100,000.00
	CA16-057/4479 Altadena	Repair exterior surface/paint	4,800.00	CA16-057/4479 Altadena	Replace fencing	8,000.00
	CA16-058/Alabama & Market	Repair exterior surface/paint	16,800.00	CA16-058/Alabama & Market	Replace fencing	28,000.00
					Upgrade playground	100,000.00
	CA16-059/Mira Mesa/Averil	Repair exterior surface/paint	14,400.00	CA16-059/Mira Mesa/Averil	Replace fencing	24,000.00
	CA16-060/4751 33 rd	Repair exterior surface/paint	11,500.00	CA16-060/4751 33 rd	Replace roof	11,000.00
		Replace fencing	8,000.00		Security	15,000.00
	CA16-063/30/36 th	Replace fencing	10,000.00	CA16-063/30 th /36 th	Repair surface/ color coat stucco	20,000.00
	PHA Wide Physical Improvements	Maintenance tools/vehicles	123,000.00	PHA Wide Physical Improvements	Maintenance tools/vehicles	123,000.00
		In house inspections	256,804.00		In house inspections	256,804.00
		Sliding screen door threshold	250,000.00		Sliding screen door threshold	250,000.00
		Sliding screen doors	125,000.00		Sliding screen doors	125,000.00
		Drapery/blinds	200,000.00		Drapery/blinds	200,000.00
		Improve Learning Opportunity Centers	250,000.00		Improve Learning Opportunity Centers	250,000.00
	Total CFP Estimated Cost		\$1,334,304.00	Total CFP Estimated Cost		1,638,804.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide Management Improvements	Computer Instruction	200,000.00	PHA Wide Management Improvements	Computer Instruction	200,000.00
Annual		Resident Development	247,604.00		Resident Development	247,604.00
Statement		Sr. Resident Initiatives Coordinator	481,504.00		Sr. Resident Initiatives Coordinator	481,504.00
		Supv Sr Resident Initiatives Coordinators	527,200.00		Supv Sr Resident Initiatives Coordinators	527,200.00
		Transportation	20,000.00		Transportation	20,000.00
		Youth Diversionary Programs	253,944.00		Youth Diversionary Programs	253,944.00
		Computer Upgrades	800,000.00		Computer Upgrades	800,000.00
	Total CFP Estimated Cost		\$2,530,252.00	Total CFP Estimated Cost		\$2,530,252.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :__4_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-013/ Scattered Sites	Site concrete/ asphalt replacement	116,000.00	CA16-013/ Scattered Sites	Site concrete/ asphalt replacement	116,000.00
	Replace fencing	58,000.00		Replace fencing	58,000.00
	Repair exterior surface/paint	34,800.00		Repair exterior surface/paint	34,800.00
CA16-014/Belden Village	Site concrete/ asphalt replacement	81,500.00	CA16-014/Belden Village	Site concrete/ asphalt replacement	81,500.00
	Handrails	5,280.00		Replace fencing	163,000.00
	Upgrade plumbing	81,500.00		Upgrade plumbing	81,500.00
CA16-015/Chamoune Apts	Replace roof	10,000.00	CA16-015/ Chamoune Apts	Repair exterior surface/paint	10,200.00
	Repair interior surfaces/paint	3,700.00		Site concrete/ asphalt replacement	34,000.00
	Security	20,000.00		Replace fencing	17,000.00
CA16-016/Genesee Apts	Upgrade bathrooms	33,000.00	CA16-16/Genesee Apts	Replace fencing	11,000.00
				Site concrete/ asphalt replacement	22,000.00
CA16-017/4390 Maple Apts	Repair exterior surface/paint	3,600.00	CA16-017/4390 Maple Apts	Replace fencing	6,000.00
	Repair surface/color coat stucco	7,500.00		Site concrete/ asphalt replacement	12,000.00
	Security	20,000.00			
CA16-018/ Meade & First	Repair surface/ color coat stucco	52,000.00	CA16-018/ Meade & First	Site concrete/ asphalt replacement	52,000.00
	Upgrade kitchens	59,729.00		Repair exterior surfaces/paint	31,200.00
	Security	20,000.00			
Total CFP Estimated Cost		\$606,609.00			\$730,200.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : __4_ FFY Grant: 2006 PHA FY: 2006			Activities for Year: __5 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-019/4180-2 Poplar Apts	Electrical Upgrade	4,200.00	CA16-019/4180-2 Poplar Apts	Site concrete/ asphalt replacement	18,000.00
	Replace flooring	18,000.00		Repair exterior surfaces/paint	5,400.00
	Replace windows	1,800.00			
	Security	20,000.00			
CA16-020/2734-44 th St	Repair surface/ color coat stucco	28,000.00	CA16-020/2734-44 th St	Site concrete/ asphalt replacement	28,000.00
	Security	20,000.00			
CA16-021/44 th & Hawthorne Apts	Upgrade bathrooms	48,000.00	CA16-021/44 th & Hawthorne Apts	Site concrete/ asphalt replacement	32,000.00
	Repair exterior surface/paint	9,000.00			
	Security	20,000.00			
CA16-022/1399 Hollister Apts	Electrical upgrade	11,200.00	CA16-022/1399 Hollister Apts	Repair exterior surface/paint	12,000.00
	Security	20,000.00		Replace fencing	20,000.00
	Upgrade playground	100,000.00			
CA16-023/4273-83 Juniper St	Site concrete/ asphalt replacement	48,000.00	CA16-023/ 4273-83 Juniper St	Replace fencing	48,000.00
	Security	5,000.00			
CA16-024/ Sycamore Rd East	Replace flooring	21,865.00	CA16-024/ Sycamore Rd East	Site concrete/ asphalt replacement	48,000.00
	Electrical upgrade	19,200.00		Replace fencing	24,000.00
	Heating system upgrade	18,275.00			
	Security	20,000.00			
Total CFP Estimated Cost		\$432,540.00			\$235,400.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-025/ Sycamore Rd West	Replace flooring	44,000.00	CA16-025/ Sycamore Rd West	Site concrete/ asphalt replacement	44,000.00
	Security	8,250.00		Repair exterior surface/paint	13,200.00
CA16-026/Cardinal, Naples & Rachael	Replace flooring	22,000.00	CA16-026/Cardinal, Naples & Rachael	Site concrete/ asphalt replacement	22,000.00
	Security	20,000.00		Repair surface/ color coat stucco	22,000.00
	Electrical upgrade	8,250.00			
CA16-027/Grove Avenue Apts	Site concrete/ asphalt replacement	18,000.00	CA16-027/Grove Avenue Apts	Repair exterior surface/paint	5,400.00
	Security	8,100.00		Replace fencing	9,000.00
	Replace interior doors	4,500.00			
	Plumbing upgrade	2,625.00			
	Repair surface/ color coat stucco	11,250.00			
	Replace entry doors	3,750.00			
CA16-028/Vista Apts	Security	20,000.00	CA16-028/Vista Apts	Upgrade playground	100,000.00
	Repair surface/color coat stucco	132,000.00		Site concrete/ asphalt replacement	66,000.00
				Repair exterior surface/paint	39,600.00
CA16-030/Santa Margarita Apts	Repair exterior surface/paint	51,560.00	CA16-030/Santa Margarita Apts	Site concrete/ asphalt replacement	64,000.00
	Replace roof	100,000.00			
	Replace flooring	64,000.00			
Total CFP Estimated Cost		\$549,535.00			\$385,200.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-031/ Sycamore Rd West	Replace fencing	19,000.00	CA16-031/ Sycamore Rd West	Site concrete/ asphalt replacement	38,000.00
CA16-032/Juniper & Sumac Apts	Security	20,000.00	CA16-032/Juniper & Sumac Apts	Site concrete/ asphalt replacement	40,000.00
				Repair surface/color coat stucco	40,000.00
CA16-033/ Sycamore Rd North	Security	6,000.00	CA16-033/ Sycamore Rd North	Site concrete/ asphalt replacement	48,000.00
	Replace flooring	60,000.00		Upgrade playground	50,000.00
	Electrical upgrade	18,000.00			
CA16-034/43 rd & Van Dyke	Repair surface/color coat stucco	40,000.00	CA16-034/43 rd & Van Dyke	Site concrete/ asphalt replacement	32,000.00
	Electrical upgrade	12,000.00		Repair exterior surface/paint	9,600.00
	Upgrade bathrooms	48,000.00			
	Heating system upgrade	12,000.00			
CA16-035/Belden Village	Site concrete/asphalt replacement	40,000.00	CA16-035/Belden Village	Site concrete/ asphalt replacement	40,000.00
	Upgrade plumbing	40,000.00		Replace fencing	80,000.00
				Upgrade plumbing	40,000.00
CA16-037/4131 Maryland St	Repair surface/color coat stucco	48,000.00	CA16-037/4131 Maryland St	Site concrete/ asphalt replacement	48,000.00
	Security	50,000.00			
CA16-038/78 Calle Primera	Repair exterior surface/paint	42,000.00	CA16-038/78 Calle Primera	Site concrete/ asphalt replacement	140,000.00
	Security	52,500.00			
	Dumpster doors	1,950.00			
CA16-039/Cargil Apts	Replace flooring	68,000.00	CA16-039/Cargil Apts	Upgrade playground	100,000.00
	Security	6,272.00		Site concrete asphalt replacement	100,000.00
Total CFP Estimated Cost		\$623,722.00			\$805,600.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-040/Grove Apts	Security	28,800.00	CA16-040/Grove Apts	Repair exterior surface/paint	19,200.00
	Replace interior doors	16,000.00		Replace fencing	32,000.00
	Plumbing upgrade	64,000.00			
	Site concrete/ asphalt replacement	32,000.00			
	Replace entry doors	16,000.00			
	Upgrade playground	50,000.00			
CA16-043/Boston & Grand	Repair exterior surface/paint	25,000.00	CA16-043/Boston & Grand	Site concrete/ asphalt replacement	22,000.00
				Upgrade playground	100,000.00
CA16-044/Saranac Golfcrest & Fulton	Repair surface/ color coat stucco	47,000.00	CA16-044/ Saranac Golfcrest & Fulton	Site concrete/ asphalt replacement	94,000.00
	Security	50,000.00			
CA16-046/3051 54 th St	Security	25,000.00	CA16-046/3051 54 th St	Site concrete/ asphalt replacement	14,000.00
CA16-047/12643-12687 El Camino	Playground upgrades	20,000.00	CA16-047/12643-12687 El Camino	Site concrete/ asphalt replacement	90,000.00
	Security	20,000.00			
	Landscape upgrades	20,000.00			
CA16-048/2883 Boston	Repair exterior surface/paint	20,000.00	CA16-048/2883 Boston	Site concrete/ asphalt replacement	10,000.00
	Security	20,000.00			
CA16-049/33 rd , 38 th , 45 Cherokee & Ward	Security	40,000.00	CA16-049/33 rd , 38 th , 45 Cherokee & Ward	Site concrete/ asphalt replacement	86,000.00
	Replace fencing	43,000.00			
CA16-050/30 th , 45 th , Bancroft & Cherokee	Security	38,000.00	CA16-050/30 th , 45 th , Bancroft & Cherokee	Site concrete/ asphalt replacement	84,000.00
Total CFP Estimated Cost		\$574,800.00			\$551,200.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
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Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA16-055/32 nd , Arizona, Eastman & Levant	Site concrete/ asphalt replacement	64,000.00	CA16-055/32 nd , Arizona, Eastman & Levant	Replace fencing	64,000.00
	Repair exterior surface/paint	38,400.00			
	Replace roof	15,750.00			
	Site concrete/asphalt replacement	5,000.00			
	Repair balconies	30,000.00			
	Repair surface/color coat stucco	64,000.00			
	Security	20,000.00			
CA16-057/4479 Altadena	Repair surface/color coat stucco	16,000.00	CA16-057/4479 Altadena	Site concrete/ asphalt replacement	16,000.00
	Security	36,000.00			
CA16-058/Alabama & Market	Repair surface/color coat stucco	56,000.00	CA16-058/Alabama & Market	Site concrete/ asphalt replacement	56,000.00
	Security	50,000.00			
CA16-059/Mira Mesa/Averil	Repair surface/color coat stucco	48,000.00	CA16-059/Mira Mesa/Averil	Site concrete/ asphalt replacement	48,000.00
				Security	36,000.00
CA16-060/4751 33 rd	Repair surface/ color coat stucco	16,000.00	CA16-060/4751 33 rd	Site concrete/ asphalt replacement	16,000.00
CA16-063/30 th /36 th	Repair exterior surface/paint	6,000.00	CA16-063/30 th /36 th	Site concrete/ asphalt replacement	20,000.00
	Security	10,000.00			
	Replace roof	13,000.00			
PHA Wide Physical Improvements	Maintenance tools/ vehicles	123,000.00	PHA Wide Physical Improvements	Maintenance tools/vehicles	123,000.00
	In house inspections	256,804.00		In house inspections	256,804.00
	Sliding screen doors	125,000.00		Sliding screen doors	125,000.00
	Refrigerators	560,400.00		Refrigerators	560,400.00
	Sliding screen door threshold	250,000.00		Sliding screen door threshold	250,000.00
	Drapery/blinds	200,000.00		Drapery/blinds	200,000.00
	Replace stoves	490,350.00		Stoves	490,350.00
	Improve Learning Opportunity Centers	250,000.00		Improve Learning Opportunity Centers	250,000.00
Total CFP Estimated Cost		\$2,493,704.00			\$2,511,554.00

ATTACHMENT E – (ca063e04)

**RESIDENT ADVISORY BOARD QUESTIONS AND COMMENTS
REGARDING DRAFT FY04 AGENCY PLAN**

Comment: The Resident Advisory Board requested clarification on what the initial lease term is for Section 8 Program participants.

Response: The initial lease term for Section 8 participants is for a term of six (6) months. Thereafter, the lease term is month-to-month. However, the owner may request a one (1) year lease after the initial six (6) month term.

Comment: The Resident Advisory Board requested that the Housing Commission elaborate further as to how the community service requirement will work.

Response: The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that all non-exempt public housing adult residents (18 or older) contribute eight (8) hours per month of unpaid community service or participate in eight (8) hours of training, counseling, classes or other activities that contribute toward self-sufficiency and economic independence. To the greatest extent possible, staff will assist residents to meet this obligation by providing them with names and contacts at agencies throughout San Diego that may provide opportunities to ensure compliance with this new requirement. One of the agencies that we will be working close with is the San Diego Volunteer Center. This agency has a number of resources at its disposal related to the various kinds of volunteer work that can be done in the community to satisfy this requirement.

Comment/Question: The Resident Advisory Board inquired as to whether there will be ample opportunities for men to complete this requirement as well?

Response: The San Diego Volunteer Center will be tracking this effort to ensure that opportunities are provided for all participants over the age of 18 to complete this requirement.

Comment/Question: The Resident Advisory Board requested clarification regarding those individuals who are taken off the list due to incarceration for more than 90 days. Will they be returned to the waiting list after they are released?

Response: The individual's return to the waiting list would be contingent upon passing a criminal history check to reenter, so it would depend upon the results of this background check. If the incarceration is related to drug activity or violent criminal activity, then they would not be placed back on the list.

Comment/Question: The Resident Advisory Board inquired concerning the Move-to-Work program that is being discontinued as of December 31, 2003. Will those families residing at Juniper Street have to move out?

Response: The families at Juniper who were part of the Move-to-Work program have the option of remaining in public housing at Juniper. The families who are part of the public housing segment are going to have the option, if they were part of the initial Move-to-Work families, of an extension of up to 2 years on the FSS program if they choose.

Comment/Question: The Resident Advisory Board requested information as to how the public meeting was noticed and in what publication the notice was placed.

Response: A notice appeared in the Union Tribune at the beginning of the public comment period and to advertise the public meeting. This notice was also placed at City Hall, City Administration Building and in the City Clerk's Office. We can place a notice in the quarterly newsletter. We welcome any suggestions you may have as to other publications or places where this may be noticed to solicit additional public input during the FY05 Agency Plan cycle.

Comment/Question: The Resident Advisory Board requests clarification regarding the Family Unification Program. Do you register a family if their children were taken away from them and placed in Foster Care, if the mother completes your program?

Response: There is a separate allocation of Section 8 funding for Family Unification targeted specifically to address this issue. We work with the County Social Services Department, Department of Social Services and they link us up with parents that have lost their children to Foster Care or are possibly going to lose their children to Foster Care.

Comment: The Resident Advisory Board recommends that SDHC incorporate resident input into staff trainings related to the delivery of customer service.

Response: The Housing Commission values resident input and feedback. The Housing Commission looks forward to continuing to work with the RAB to identify resident issues and concerns. This recommendation will be considered in designing future trainings and forwarded to the relevant managers for appropriate consideration.

Comment: The Resident Advisory Board recommends that SDHC do more to check the criminal backgrounds of Section 8 and Public Housing applicant residents, particularly in the area concerning the individual's criminal history involving federal crimes or crimes committed in other states.

Response: The Housing Commission shares the RAB's desire to deny admission and terminate assistance for criminals and alcohol and drug abusers. The Housing Commission's implements a more restrictive policy in this area than HUD mandates. In

response to RAB comments, the Housing Commission is implementing a new policy of checking the out-of-state records for assisted housing applicants who self-declare previous out-of-state residence. The Housing Commission also plans a new policy of accessing data from the California Law Enforcement Telecommunications System, which covers all states for certain types of crimes. It is cost-prohibitive for the Housing Commission to implement a criminal background check for all 50 states for every applicant.

Comment: The Resident Advisory Board recommends that SDHC do more to create better relationships with landlords and owners and to advocate on behalf of residents in matters dealing with section 8 landlords.

Response: The Housing Commission agrees that positive relationships between Section 8 residents and owners / landlords are important. To support these positive relationships, the Housing Commission has a full-time Owner Liaison on staff and has established an owner / landlord hotline which the Liaison uses to handle calls concerning lease problems, service and payment issues, complaints, etc. While the Housing Commission provides these services and refers residents to existing tenant advocacy groups, the Housing Commission's primary role in the Section 8 program is to provide rental assistance on behalf of the resident. The Housing Commission does not offer any other advocacy services for Section 8 residents because of the voluntary nature of owner / landlord participation in the Section 8 program. The Housing Commission is unable to express much more in the way of advocacy without alienating owners, who then may choose to stop renting to Section 8 residents. In San Diego's tight housing market, such efforts have actually proven counter-productive to residents' interests. To proactively prevent tenant / landlord issues from arising, the Housing Commission will consider ways to include information about tenant rights into owner / landlord workshops.

Comment: The Resident Advisory Board recommends that SDHC provide stipends for RAB board members in recognition of their participation.

Response: The Housing Commission values the time and effort invested by RAB members into the Housing Commission / resident partnership. To assist RAB board members, the Housing Commission provides taxi fare for members who need transportation to RAB meetings; mileage reimbursement for members who use personal vehicles to attend meetings; and a meeting location and refreshments. The Housing Commission has advised the RAB to develop by-laws to formalize the structure of the RAB. This would allow for the development of a Memorandum of Understanding related to the provision of RAB stipends. The RAB has reported that the by-laws are expected to be finalized in March 2003. At that point, the Housing Commission can then move forward in considering this recommendation to provide stipends to RAB members.

ATTACHMENT F (ca063f04)

PET POLICY

Prior to accepting a pet for residency, the resident must provide proof of the pet's good health and suitability under the standards set forth under the "Basic Guidelines" criteria. In addition, for the case of dogs and cats, proof of spays or neuter must be provided. The animal's licensing and vaccination record must be provided and renewed annually.

A list of common household pets will be permitted under defined criteria. Management upon request may approve other kinds of house pets. Under no circumstances shall any animal/pets that are considered a dangerous breed or species be allowed on the premises.

A pet deposit of \$300 shall be required for all pets consistent with Federal and State law. Management reserves the right to change this deposit amount consistent with federal guidelines at any time. Resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the Resident will be required to reimburse the project for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit. All units occupied by a dog or cat will be fumigated upon being vacated at resident's expense. Deposits will not be refunded until the resident has vacated the unit or pet is verified as removed.

Any pet causing bodily injury to any resident, guest, or staff member shall be immediately and permanently removed from the premises without prior notification at resident's expense.

In the event that any pet owner violates the pet rules, management shall provide notice of such violation. After the Resident has been notified that he/she is in violation of the pet rules and has failed to comply by removing the pet or providing documentation, the Resident shall be served with a Thirty-Day Notice of intent to terminate the lease.

More details??

Has to sign lease

ATTACHMENT G (ca063g04)

Consistency with the PHA Plan.

It is anticipated that 86 units (eight projects) will be operational under the Project-based Section 8 Program by July 1, 2003. Fifty-six units are operational at this time. Project-based rental assistance for existing housing developments, including those housing the elderly, persons with disabilities, and special purpose populations, will continue to be offered to project owners. As project-based voucher applications are received and approved, tenant based section 8 vouchers lost due to attrition will be replaced with project-based units. It is unknown how many applications (or the number of project-based units) will be received under the project-based voucher program in FY2004 (July 1, 2003 through June 30, 2004). The Housing Commission has approved the issuance of up to 1,800 project-based units. Project-based units will be scattered throughout the City of San Diego. Current and/or approved project-based units are located in Census Tracts 17, 21, 25.02, 34.01, 39, 51, 68, and 91.05.

The Project-based Section 8 Program adds a new dimension to the Section 8 Program. It assists the Housing Commission by adding new projects to the program. Project-based Section 8 will also be used to assist the elderly, persons with disabilities, and special purpose populations. These are the groups least capable of paying over 30% of their income in rent. It provides owners with a more reliable income stream as well as helps secure and preserve the operation of affordable rental housing. Under the tenant-based program, a landlord must wait for a tenant who wants to lease their unit. Under the Project-based program, if the Commission cannot refer an eligible tenant within a specific time period, the owner can utilize their own waiting list. This assures the owner that the unit will be leased within a reasonable time and at a fair market rent.

The Project-based Section 8 Program also promotes balanced communities by deconcentrating poverty and expanding housing and economic opportunities. Projects must be located in census tracts with poverty rates under 20%. Exceptions are allowed only with HUD approval. Tenants receiving project-based assistance for over 12 months can move and receive a tenant-based voucher, thereby expanding their housing opportunities. This will also allow them to continue paying 30% of their income for rent, thus stabilizing their financial situation and avoiding/preventing the possibility of homelessness. In addition, projects that serve special purpose populations may provide supportive services that increase the tenant's economic opportunities.

ATTACHMENT H (ca063h04)

San Diego Housing Commission – Resident Advisory Board Members

RAB Member	Appointed / Elected	Term of Office
Inge Bonn	Appointed	(See Note)
Anne Hamilton	Appointed	(See Note)
Gwendolyn Harmon	Appointed	(See Note)
Jean Hollingsworth	Appointed	(See Note)
Iris Ingram	Appointed	(See Note)
Leeandrus Knight	Appointed	(See Note)
Marcia Paster	Appointed	(See Note)
Robert Shedaker	Appointed	(See Note)
Rosalinda Gomez	Appointed	(See Note)
Barbara Ivy	Appointed	(See Note)
Carolyn Byars	Appointed	(See Note)

Note: Resident Advisory Board members are appointed from volunteers recruited during annual membership drives of Section 8 and Public Housing residents. Continued membership is based upon the participant's continued interest and active involvement, rather than for a specific term of office.

Address for Resident Advisory Board Members is c/o San Diego Housing Commission, 650 Gateway Center Way, Suite D, San Diego, CA 92102.

Attachment – I (ca063i04)

San Diego Housing Commission - Progress Report

During Fiscal Year 2002, the San Diego Housing Commission worked to achieve the goals and objectives listed in its 5-Year Agency Plan (FY2000 – FY2004), through the following:

- **1,123 new households received Section 8 Vouchers.** In FY2002, HUD provided funding for 900 vouchers to assist additional families, and 223 vouchers for tenants of federal projects whose owners prepaid their HUD financed mortgages and converted to market rate housing. The Housing Commission's total budget authority for Section 8 vouchers rose to \$ million, which provides assistance to over 11,683 participating low-income households.
- **677 households moved into newly acquired and rehabilitated affordable housing units** or bond financed affordable units. The Housing Commission, Housing Development Partners, and nonprofit and for profit housing developers, continue to acquire additional units, using HOME and Housing Trust Funds to secure below market-rate interest loans as well as multifamily bond financing. Multifamily Bond financing was also utilized to preserve federally mortgaged projects from converting to market rate housing.
- **283 owner occupied and 885 rental housing units were rehabilitated** to meet health and safety standards. The Housing Commission has taken an active role in housing rehabilitation by providing clients with technical assistance and favorable financing for rehabilitation activities that are totally funded with public funds.
- **124 low-income households received homebuyer financial assistance.** The Housing Commission promotes homeownership utilizing the Mortgage Credit Certificates (MCC) and Shared Equity loan programs.
- **120 equivalent low-income households received shared housing for the entire year.** Through a contract with a non-profit senior service provider, low-income home-seekers, many at-risk of homelessness, were matched with home-providers.

San Diego Housing Commission has applied for, been awarded, and/or executed grant agreements for additional resident initiatives funding, including:

- Resident Opportunities and Self Sufficiency (ROSS) Resident Services Delivery Model Program Grants: \$500,000 (executed) and \$500,000 (applied for).
- Resident Opportunities and Self Sufficiency Service Coordinators for Public Housing Grant: \$55,985 (executed) and \$58,247 (applied for).
- Public Housing Drug Elimination Program Grant: \$322,975 (executed).
- Multifamily Housing Drug Elimination Program Grant: \$125,000 (executed).
- Housing Voucher Family Self Sufficiency Program Coordinator Grant: \$248,000 (awarded).

ATTACHMENT J – (ca063j04)

SAN DIEGO HOUSING COMMISSION

BOARD OF COMMISSIONERS

<u>Member</u>	<u>Appointment Date</u>	<u>Expiration Date</u>
Jennifer Adams-Brooks	7/8/02	1/2/06
Tony Yip	7/8/02	1/2/06
Robert Grinchuk	5/4/98	1/2/05
Santiago Robles	10/2/00	1/2/04
Salvador Salas	7/16/01	1/2/05
Tyler W. Cramer	7/8/02	1/2/03
Alice Tumminia	1/2/96	1/2/04

Address for Commissioners is c/o San Diego Housing Commission, 1625
Newton Avenue, San Diego, CA 92113.

ATTACHMENT K – (ca063k04)

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					
PHA Name: SAN DIEGO 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: 9/30/02 <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	71,025.05
3	1408 Management Improvements Soft Costs	495,711.00		482,963.00	446,830.03
	Management Improvements Hard Costs				
4	1410 Administration	236,842.00		236,842.00	149,048.94
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	110,505.00		110,505.00	78,284.21
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	264,040.00	363,197.53	363,197.53	363,197.53
10	1460 Dwelling Structures	500,372.00	402,807.86	402,807.86	402,807.86
11	1465.1 Dwelling Equipment—Nonexpendable	102,110.00		102,110.00	102,110.00
12	1470 Non-Dwelling Structures	283,000.00	232,950.64	232,950.64	232,950.64
13	1475 Non-Dwelling Equipment	60,000.00	108,455.97	108,455.97	108,455.97
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	79,000.00
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			

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

PHA Name: SAN DIEGO HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No: CA16P063-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	2,368,422.00		2,355,674.00	2,033,710.23
	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			
	Amount of line XX Related to Energy Conservation Measures	50,140.00			
	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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	
						Obligated	Expended		
CA16-013	a) Repair/replace exterior trim and paint		1460	42 Sites	68,800.00		103,250.00	103,250.00	Work Completed/ Contract
	b) Replace wood fencing		1450	2 Sites	18,490.00		9,857.53	9,857.53	Work Completed/ Contract
	c) Build dumpster enclosure		1450	1 Site	5,000.00		12,526.39	12,526.39	Work Completed/ Contract
	d) Repair balcony deck		1460	8 Units	900.00		13,773.18	13,773.18	Work Completed/ Contract
	e) Repair stucco and color coat		1460	8 Units	10,500.00		68,000.00	68,000.00	Work Completed/ Contract
	f) Build water heater enclosure		1460	8 Units	1,300.00		2,000.00	2,000.00	Work Completed/ Contract
	g) Replace concrete parking lot and flatwork		1450	2 Sites	53,000.00		84,000.00	84,000.00	Work Completed/ Contract
	h) Landscape upgrades		1450	3 sites	36,400.00		51,000.00	51,000.00	Work Completed/ Contract
	i) Replace exterior handrails		1450	1 Site	3,000.00				
	j) Install security window barriers		1460	2 Units	4,000.00				
	k) Replace refrigerators		1465	50 Units	20,000.00		63,787.38	63,787.38	Work Completed/ ForceAcct
	l) Electrical service upgrade		1450	1 Site	10,000.00				
	m) Relocation		1495				2,069.10	2,069.10	Work Completed/ ForceAcct
	Sub-total				231,390.00				
CA16-014	a) Landscape upgrades		1450	1 Site	33,540.00		50,146.67	50,146.67	Work Complete/ Contract

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
						Obligated	Expended	
	b) Install air conditioning units		1465	120 units	40,500.00	25,548.41	25,548.41	Work Completed/ Contract
	c) Install water heaters		1465	1 Site	3,000.00			
	d) Replace window blinds		1460	163 Units	3,600.00			
	e) Interior modifications to office		1470	1 Site	5,000.00			
	Sub-total				85,640.00			
CA16-016	a) Relocation (carry over work)		1495			994.50	994.50	Work Completed/ ForceAcct
CA16-018	a) Repair/replace exterior trim and paint		1460	20 Units	12,000.00			
	b) Restripe parking lot		1450	1 Site	500.00			
	c) Repair stucco wall and color coat		1460	22 Units	1,200.00			
	Sub-total				13,700.00			
CA16-022	a) Emergency roof repair		1460			32,419.00	32,419.00	Work Completed/ Contract
CA16-024	a) Replace doors (carry over work)		1460	24 Units		2,613.61	2,613.61	Work Completed/ Contract
CA16-025	a) Replace doors (carry over work)		1460	22 Units		2,613.61	2,613.61	Work Completed/ Contract
CA16-026	a) Install subfloor and tile		1460	4 Units	10,000.00			
	b) Termite extermination in conjunction with wall repair		1460	4 Units	4,000.00			
	c) Relocation		1495	4 Units	4,000.00	4,324.55	4,324.55	Work completed/ Contract
	d) Kitchen upgrade		1460	4 Units	20,000.00			
	e) Bathroom upgrade		1460	4 Units	6,000.00			
	f) Replace concrete flatwork		1450	1 Site	1,500.00			
	g) Remove/replace trees		1450	1 Site	3,800.00			
	h) Replace roof		1460	3 Units	6,000.00	10,000.00	10,000.00	Work Completed/ Contract

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	
						Obligated	Expended		
	i) Replace rain gutters		1460	3 Units	600.00		875.00	875.00	Work Completed/ Contract
	j) Repair/replace exterior trim and paint		1460	3 Units	1,200.00				
	k) Replace wood fencing		1450	1 Site	2,800.00				
	l) Replace mail boxes		1450	1 Site	500.00				
	Sub-total				60,400.00				
CA16-028	a)Emergency plumbing repair		1460	1 Unit			1,593.05	1,593.05	Work Completed/ Contract
	b) Relocation (carry over work)		1495	66 Units			42,892.64	42,892.64	Work Completed/ ForceAcct
CA16-030	a) Replace water heater room doors		1460	1 Site	9,600.00				
	b) Install dumpster enclosure doors		1450	1 Site	5,000.00				
	c) Replace rain gutters		1460	32 Units	6,400.00				
	d) Install irrigation master valve		1450	1 Site	8,000.00				
	e) Install security screens		1460	32 Units	32,000.00		70,090.80	70,090.80	Work Completed/ Contract
	f) Interior modifications to Learning Opportunity Centers		1460	1 Site	4,500.00				
	Sub-total				65,500.00				
CA16-032	a) Install security screens		1460	20 Units	9,000.00		10,513.62	10,513.62	Work Completed/ Contract
	b) Repair/seal asphalt parking lot		1450	1 Site	5,500.00		20,172.00	20,172.00	Work Completed/ Contract
	Sub-total				14,500.00				
CA16-033	a)Replace doors (carry over work)		1460	24 Units			2,613.61	2,613.61	Work Completed/ Contract
CA16-035	a) Landscape upgrades		1450	1 Site	16,460.00		28,198.33	28,198.33	Work Completed/

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	
						Obligated	Expended		
								Contract	
	b) Install air conditioning units		1465	80 Units	30,000.00		12,774.21	12,774.21	Work Completed/ Contract
	c) Install water heaters		1465	1 Site	3,000.00				
	d) Replace window blinds		1460	80 Units	1,200.00				
	e) Interior modifications to office		1470	1 Site	3,000.00		8,754.77	8,754.77	Work Completed/ Contract
	Sub-total				53,660.00				
CA16-038	a) Interior modifications to Learning Opportunity Center		1470	1 Site	275,000.00		208,068.24	208,068.24	Work Completed/ Contract
	b) Architectural/Engineering		1430	1 Site	20,000.00				
	c) Emergency plumbing repair		1450	1 Site			8,955.70	8,955.70	Work Completed/ Contract
	d) Emergency gate repair		1470	1 Site			16,127.63	16,127.63	Work Completed/ Contract
	Sub-total				295,000.00				
CA16-039	a) Install concrete flatwork		1450	1 Site	12,500.00		11,944.25	11,944.25	Work Completed/ Contract
	b) Remove/replace trees		1450	1 Site	9,000.00				
	c) Kitchen upgrade		1460	50 Units	113,022.00				
	d) Bathroom upgrade		1460	50 Units	75,000.00				
	e) Replace subfloor/floor tile		1460	50 Units	62,500.00				
	f) Install steel bollards at parking lot		1450	1 Site	1,050.00				
	g) Relocation		1495	50 Units	75,000.00		27,061.71	27,061.71	Work Completed/ Force Acct
	h) Colorcoat exterior (carry over work)		1460	50 Units			47,542.61	47,542.61	Work Completed/ Contract
	i) Emergency lite installation		1460	50 Units			9,375.00	9,375.00	Work Completed/

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	
						Obligated	Expended		
	j) Replace meter doors (carry over work)		1460	50 Units		1,909.00	1,909.00	Contract Work Completed/ Contract	
	Sub-total				348,072.00				
CA16-043	a) Relocation (carry over work)		1495			1,657.50	1,657.50	Work Completed/ ForceAcct	
CA16-044	a)Landscape upgrade (carry over work)		1450	3 Sites		10,229.36	10,229.36	Work Completed/ Contract	
	b) Emergency plumbing repair		1450	1 Site		17,909.15	17,909.15	Work Completed/ Contract	
CA16-047	a) Install rain gutters		1460	45 Units	9,000.00	10,873.50	10,873.50	Work Completed/ Contract	
	b) Replace patio roof		1460	45 Units	1,400.00	2,000.00	2,000.00	Work Completed/ Contract	
	c) Repair/replace exterior trim and paint		1460	45 Units	8,300.00	9,000.00	9,000.00	Work Completed/ Contract	
	d) Replace playground surface		1450	1 Site	6,000.00	5,682.55	5,682.55	Work Completed/ Contract	
	e) Landscape upgrades		1450	1 Site	32,000.00	32,116.86	32,116.86	Work Completed/ Contract	
	Sub-total				56,700.00				
CA16-048	a) Install security screen doors		1460	5 Units	1,250.00	584.09	584.09	Work Completed/ Contract	
	Sub-total				1,250.00				
CA16-050	a) Repair/replace exterior trim and paint		1460	14 Units	5,600.00				
	b) Install security window barriers		1460	5 Units	10,000.00	1,168.10	1,168.10	Work Completed/ Contract	
	Sub-total				15,600.00				
CA15-055	a)Install security screen doors		1460	64 Units	1,500.00				

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
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
						Obligated	Expended	
	b) Landscape upgrade(carry over work)		1450	1 Site		20,458.89	20,458.89	Work Completed/ Contract
	Sub-total				1,500.00			
CA16-059	a) Replace refrigerators		1465	14 Units	5,610.00			
	Sub-total				5,610.00			
PHA Wide Mgmt Improvements	a) Computer instruction		1408		50,000.00	50,000.00	28,846.34	Work in Porgress
	b) Resident development		1408		61,901.00	61,901.00	24,057.11	Work in Progress
	c) Senior Resident Initiatives Coordinator		1408		120,376.00	120,376.00	120,376.00	Work Completed/ /Force Acct
	d) Supv Senior Resident Initiatives Coordinator		1408		131,800.00	131,800.00	131,800.00	Work Completed/ /Force Acct
	e) Transportation		1408		5,000.00	5,000.00	5,000.00	Work Completed/ Contract
	f) Youth Diversionary Programs		1408		63,486.00	63,486.00	31,285.00	Work in Progress
	g) Computer software				63,148.00	63,148.00	32,395.00	Work Completed/ Contract
	Sub-total				495,711.00			
PHA Wide Admin	Administration		1410		236,842.00	236,842.00	149,048.94	Work in progress
	Sub-total				236,842.00			
PHA Wide Fees & Costs	A & E (in house inspections)		1430		110,505.00	110,505.00	78,284.21	Work in progress
	Sub-total				110,505.00			
PHA Wide Non-Dwell Equipment	Maintenance vehicles, tools and communication equipment		1475		60,000.00	108,455.97	108,455.97	Work Completed/ Contract
	Sub-total				60,000.00			
PHA Wide Operations	Operations		1406		236,842.00	236,842.00	71,025.05	Work in progress

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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
							Obligated	Expended	
	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

PHA Name:		Grant Type and Number Capital Fund Program No: CA16PO63-501-00 Replacement Housing Factor No:					Federal FY of Grant: 2000	
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		12/31/01	09/30/2003		06/30/02		
CA16-014	03/31/2002		03/31/02	09/30/2003		06/30/02		
CA16-018	03/31/2002			09/30/2003				
CA16-026	03/31/2002		12/31/01	09/30/2003		06/30/02		
CA16-030	03/31/2002		12/31/01	09/30/2003		06/30/02		
CA16-031	03/31/2002		12/31/01	09/30/2003		06/30/02		
CA16-035	03/31/2002		03/31/02	09/30/2003		06/30/02		
CA16-038	03/31/2002		06/30/01	09/30/2003		03/31/02		
CA16-039	03/31/2002		03/31/02	09/30/2003		03/31/02		
CA16-047	03/31/2002		12/31/01	09/30/2003		03/30/02		
CA16-048	03/31/2002		12/31/01	09/30/2003		06/30/02		
CA16-050	03/31/2002		12/31/01	09/30/2003		06/30/02		
CA16-055	03/31/2002		03/31/02	09/30/2003		06/30/02		
CA16-059	03/31/2002			09/30/2003				
PHA Wide Mgmt Improve	03/31/2002		03/31/02	09/30/2003				
PHA Wide Admin	03/31/2002		03/31/02	09/30/2003				
PHA Wide Fees & Costs	03/31/2002		03/31/02	09/30/2003				
PHA Wide Non-Dwell Equipment	03/31/2002		03/31/02	09/30/2003				
PHA Wide Operations	03/31/2002		03/31/02	09/30/2003				

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					
PHA Name: SAN DIEGO HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: CA16P063-501-01 Replacement Housing Factor Grant 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: 12/31/02 <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		65,417.81	65,417.81
3	1408 Management Improvements Soft Costs , Management Improvements Hard Costs	482,963.00		482,963.00	347,521.40
4	1410 Administration	241,481.00		81,185.61	81,185.61
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	120,505.00		86,950.00	56,950.00
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	225,590.00	322,735.28	322,735.28	316,646.23
10	1460 Dwelling Structures	882,337.00	785,191.72	785,191.72	738,309.63
11	1465.1 Dwelling Equipment—Nonexpendable	60,800.00		34,063.53	34,063.53
12	1470 Non-Dwelling Structures	.00			
13	1475 Non-Dwelling Equipment	60,000.00		8,546.91	8,546.91
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		93,259.80	93,259.80
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines.....)	2,414,818.00		1,960,313.66	1,741,900.92

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

PHA Name: SAN DIEGO HOUSING COMMISSION	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:)
X Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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 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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
CA16-013	a) Install new roofs		1460	4 Units	6,000.00			
	b) Replace refrigerators		1465	152 Units	60,800.00	33,338.70	33,338.70	Work Completed/ Contract
	c) Replace concrete parking lot and flatwork		1450	2 Sites	33,800.00	82,996.00	82,996.00	Work Completed/ Contract
	d) Replace concrete balcony deck		1450	1 Site	6,600.00	7,826.33	7,826.33	Work Completed/ Contract
	e) Repair/replace exterior trim and paint		1460	4 Units	20,000.00	8,832.50	8,832.50	Work Completed/ Contract
	f) Replace wood fencing		1450	3 Sites	21,090.00	22,888.33	16,799.28	Work in progress
	g) Install dumpster enclosure		1450	4 Sites	20,000.00	19,142.47	19,142.47	Work Completed/ Contract
	h) Replace stucco/soffit		1460	8 units	15,000.00			
	I) Install steel bollards in parking lot		1450	2 Sites	2,200.00	9,412.65	9,412.65	Work Completed/ Contract
	j) Termite extermination and wood replacement		1460	8 Units	5,000.00			
	k) Relocation		1495	8 Units	2,400.00			
	l)Landscape Upgrades (carry over work)		1450	1 Site		58,909.20	58,909.20	Work Completed/ Contract
	Sub-total				193,700.00			
CA16-014	a) Landscape upgrades		1450	1 Site	33,540.00			
	b) Replace A/C units(carry over work)		1460	120 Units		26,800.00	26,800.00	Work Completed/ Contract

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
	c) Replace Stove (carry over work)		1465	1 Unit		365.43	365.43	Work Completed/ Contract
	d) Emergency mold remediation		1460	1 Unit		3,782.35	3,782.35	Work Completed/ Contract
	Sub-total				33,540.00			
CA16-015	a) Replace rear parking lot		1450	1 Site	12,000.00			
	b) Termite extermination and wood replacement		1460	6 Units	5,500.00			
	c) Relocation		1495	6 Units	8,400.00			
	d) Kitchen upgrade		1460	6 Units	30,000.00			
	e) Bathroom upgrade		1460	6 Units	9,000.00			
	Sub-total				64,900.00			
CA16-017	a) Replace roof		1460	6 Units	12,000.00			
	b) Replace rain gutters		1460	6 Units	1,200.00			
	c) Repair/replace exterior trim and paint		1460	6 Units	2,400.00			
	d) Replace concrete flatwork		1450	1 Site	2,400.00			
	e) Repair chain link fence		1450	1 Site	10,000.00			
	Sub-total				28,000.00			
CA16-018	a) Replace meter room doors		1460	20 Units	5,000.00	6,050.00	6,050.00	Work Completed/ Contract
	b) Replace carpet		1460	20 Units	24,000.00			
	Sub-total				29,000.00			
CA16-023	a) Install wrought iron fence		1450	1 Site	28,000.00			
	Sub-total				28,000.00			
CA16-026	a)Install subfloor tile (carryover work)		1460	4 Units		2,340.00	2,340.00	Work Completed/ Contract
	b) Termite extermination (carry over)		1460	4 Units		3,012.00	3,012.00	Work Completed/

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
CA16-028	c) Kitchen upgrade (carry over work)		1460	4 Units		31,810.00	31,810.00	Contract Work Completed/
	d) Bath upgrade (carry over work)		1460	4 Units		31,810.00	31,810.00	Contract Work Completed/
	e) Replace flatwork (carry over work)		1460	4 Units		6,928.71	6,928.71	Contract Work Completed/
	f) Replace trees (carry over work)		1450	4 Units		17,865.00	17,865.00	Contract Work Completed/
	a) Emergency stair system repair		1460	1 site		112,901.68	112901.68	Contract Work Completed/
	b) Emergency plumbing repair		1460	1 site		7,712.52	7,712.52	Contract Work Completed/
CA16-030	c) Emergency relocation		1495	1 site		2,510.00	2,510.00	Contract Work Completed/
	a) Replace gutters (carry over work)		1460	1 site		1,350.00	1,350.00	Contract Work Completed/
	b) Replace meter doors		1460	1Site		17,681.00	17,681.00	Contract Work Completed/
CA16-032	a) Kitchen upgrade		1460	20 Units				
	b) Bathroom upgrade		1460	20 Units	36,000.00			
	c) Relocation		1495	20 Units	28,000.00			
	Sub-total				164,000.00			
CA16-033	a) Install window barriers		1460	1 Site		46,882.09		Work in Progress
CA16-035	a) Landscape upgrades		1450	1 Site	16,460.00			
	b) Replace A/C units (carryover work)		1460			13,400.00	13,400.00	Work Completed/
	c) Emergency stove replacement		1465					Contract Work Completed/
						311.40	311.40	Work Completed/

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
	Sub-total				16,460.00			Contract
CA16-038	a) Install traffic gate (carry over work)		1460	1 Site		655.37	655.37	Work Completed/ Contract
CA16-039	a) Kitchen upgrade		1460	50 Units	126,259.00	185,878.50	185,878.00	Work in Progress
	b) Bathroom upgrade (carry over work)		1460	50 units		204,158.00	204,158.00	Work Completed/ Contract
	c) Replace floor & retile(carry over)		1460	50 Units		16,178.00	16,178.00	Work Completed/ Contract
	d) Replace flatwork (carry over work)		1450	1 Site		7,841.31	7,841.31	Work Completed/ Contract
	e) Relocation (carry over work)		1495	1 Site		90,749.80	90,749.80	Work Completed/ Force Acct
	f) Irrigation Upgrade (carry over work)		1450	1 Site		26,306.49	26,306.49	Work Completed/ Contract
	Sub-total				126,259.00			
CA16-044	a)Repair/replace exterior trim and pain		1460	47 Units	33,300.00			
	Sub-total				33,300.00			
CA16-047	a) Replace water shut-off valves		1450	1 Site	4,500.00	7,711.00	7,711.00	Work Completed/ Contract
	b) Concrete flatwork		1450	1 Site	16,000.00	40,000.00	40,000.00	Work Completed/ Contract
	c) Landscape upgrades (carry over work)		1450	1 Site		21,836.50	21,836.50	Work Completed/ Contract
	d) Paint exterior trim (carry over work)		1460	45 Units		37,000.00	37,000.00	Work Completed/ Contract
	e) Replace roof panels(LOC)(carry over)		1460	45 Units		7,539.00	7,539.00	Work Completed/ Contract

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
	Sub-total			20,500.00				
CA16-055	a) Kitchen upgrade		1460	55 Units	282,478.00			
	b) Bathroom upgrade		1460	55 Units	75,000.00			
	c) Relocation		1495	55 Units	51,500.00			
	d) Repair/replace exterior trim and paint		1460	55 Units	2,500.00			
	e) Build dumpster enclosure		1450	1 Site	5,000.00			
	f) Termite extermination and wood replacement		1460	55 Units	4,000.00			
	Sub-total				420,478.00			
CA16-058	a) Replace wood fence		1450	1 Site	14,000.00			
	b) Repair/replace exterior trim and paint		1460	8 Units	3,200.00			
	Sub-total				17,200.00			
CA16-059	a) Resurface patio decks		1460	10 Units	2,000.00			
	b) Kitchen upgrade		1460	10 Units	50,000.00			
	c) Bathroom upgrade		1460	10 Units	30,000.00			
	d) Repair/replace exterior trim and paint		1460	10 Units	2,500.00			
	e) Relocation		1495	10 Units	14,000.00			
	Sub-total				98,500.00			
CA16-060	a) Emergency Plumbing repair		1460	1 Site		12,490.00	12,490.00	Work Completed/Contract
PHA Wide Mgmt Improvements	a) Computer instruction		1408		50,000.00	29,026.00	11,841.00	Work in Progress
	b) Resident development		1408		89,671.00	85,037.00	23,787.40	Work in Progress
	c) Senior Resident Initiatives Coordinator		1408		129,516.00	152,235.00	142,008.00	Work in Progress
	d) Supv Resident Initiatives Coordinator		1408		145,276.00	176,927.00	148,897.00	Work in Progress

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No : CA16P063-501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 01		
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
						Obligated	Expended	
	e) Transportation		1408		5,000.00	180.00	180.00	Work Completed
	f) Youth Diversionary Programs		1408		63,500.00	39,558.00	20,808.00	Work in Progeress
	Sub-total				482,963.00			
PHA Wide Admin	Administration		1410		236,842.00	81,185.61	81,185.61	Work in Progress
	Sub-total				236,842.00			
PHA Wide Fees & Costs	a) A & E (in-house inspections)		1430		90,505.00	56,950.00	56,950.00	Work in Progress
	b) Energy Audits		1430		30,000.00			
	Sub-total				120,505.00			
PHA Wide Non-Dwelling Equipment	Maintenance vehicles, tools, equipment and communication equipment		1475		60,000.00	8,546.91	8,546.91	Work in Progress
	Sub-total				60,000.00			
PHA Wide Operations	Operations		1406		236,842.00	65,417.81	65,417.81	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

PHA Name:		Grant Type and Number Capital Fund Program No: CA16-PO63-501-01 Replacement Housing Factor No:					Federal FY of Grant: 01	
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	03/31/2003		12/31/2002	09/30/2004				
CA16-014	03/31/2003		03/31/2002	09/30/2004		06/30/2002		
CA16-015	03/31/2003			09/30/2004				
CA16-017	03/31/2003			09/30/2004				
CA16-018	03/31/2003		03/31/2002	09/30/2004		06/30/2002		
CA16-026	03/31/2003		12/31/2001	09/30/2004		06/30/2002		
CA16-030	03/31/2003		12/31/2001	09/30/2004		06/30/2002		
CA16-035	03/31/2003		03/31/2002	09/30/2004		06/30/2002		
CA16-038	03/31/2003		03/31/2002	09/30/2004		09/30/2002		
CA16-039	03/31/2003		03/31/2002	09/30/2004		12/31/2002		
CA16-047	03/31/2003		12/31/2001	09/30/2004		06/30/2002		
CA16-055	03/31/2003			09/30/2004				
CA16-058	03/31/2003			09/30/2004				
CA16-060	03/31/2003		03/31/2002	09/30/2004		03/31/2002		
PHA Wide Mgmt Improve	03/31/2003			09/30/2004				
PHA Wide Admin	03/31/2003			09/30/2004				
PHA Wide Fees & Costs	03/31/2003			09/30/2004				
PHA Wide Non- Dwelling Equip	03/31/2003			09/30/2004				
PHA Wide Operations	03/31/2003			09/30/2004				

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 I: Summary

PHA Name: SAN DIEGO HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: FY02
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 12/31/02 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	229,496.00			
3	1408 Management Improvements	458,994.00		269,022.00	75,516.05
4	1410 Administration	229,496.00		30,262.66	30,262.66
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	170,505.00		37,624.00	10,000.00
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	268,123.00		119,176.34	1,037.39
10	1460 Dwelling Structures	437,553.00		131,959.41	24,766.50
11	1465.1 Dwelling Equipment—Nonexpendable	117,400.00			
12	1470 Nondwelling Structures	300,000.00			
13	1475 Nondwelling Equipment	60,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	23,400.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,294,967.00		557,781.75	141,582.60
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				

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

PHA Name: SAN DIEGO HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: FY02
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	60,900.00			
26	Amount of line 21 Related to Energy Conservation Measures	30,000.00			

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 Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FY02			
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
				Original	Revised	Funds Obligated	Funds Expended	
CA16-013	a) Replace fencing	1450	14 Sites	77,200.00		118,138.95		Work in Progress
	b) Replace concrete parking lot and flatwork	1450	3 Sites	69,013.00				
	c) Install dumpster enclosure	1450	2 Sites	10,000.00				
	d) Repair/replace exterior trim and paint	1460	20 Units	9,600.00				
	e) Restucco exterior	1460	16 Units	40,000.00				
	f) Replace roof	1460	6 Units	11,553.00				
	g) Landscape upgrades	1450	2 Sites	28,000.00				
	h) Install security window barriers	1460	2 Units	4,000.00		5,689.67		Work in Progress
	j) Replace exterior handrails	1450	1 Site	3,000.00				
	k) Emergency roof replacement	1460	1 Site			13,828.00		Work in Progress
	Sub-total			252,366.00				
CA16-014	a) Replace stoves	1465	120 units	48,900.00				
	b) Landscape upgrades	1450	1 Site	33,540.00				
	c) Install A/C units	1465	120 Units	24,000.00				
	D) Emergency mold remediation	1460				24,766.50	24,766.50	Work completed/ Contract
	Sub-total			106,440.00				
CA16-015	a) Termite extermination	1460	7 units	7,000.00				
	b) Repair replace exterior trim and paint	1460	7 Units	35,700.00				
	c) Relocation (FA)	1495	3 Sites	16,400.00				
	d) Kitchen upgrade	1460	7 Units	35,000.00				
	e) Bathroom upgrade	1460	7 Units	14,000.00				

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 Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FY02			
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
				Original	Revised	Funds Obligated	Funds Expended	

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 Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FY02			
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
				Original	Revised	Funds Obligated	Funds Expended	
CA16-015 cont'd	f) Replace subfloor and tile	1460	3 Units	7,500.00				
	g) Replace concrete walkways/parking lot	1450	1 Unit	18,000.00				
	h) Restucco exterior	1460	4 units	10,800.00				
	Sub-total			144,400.00				
CA16-016	a) Replace stoves	1465	11 Units	3,200.00				
	b) Replace refrigerators	1465	11 Units	4,400.00				
	Sub-total			7,600.00				
CA16-020	a) Repair/replace exterior trim and paint	1460	2 Units	1,600.00		4,291.66		Work in Progress
	b) Kitchen upgrade	1460	2 Units	10,000.00		17,982.66		Work in Progress

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 Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: FY02			
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
				Original	Revised	Funds Obligated	Funds Expended	
	c) Install subfloor and tile	1460	2 Units	5,000.00		4,500.00		Work in Progress
	d) Bathroom upgrade	1460	2 Units	4,000.00		12,441.68		Work in Progress
	e) Relocation (FA)	1495	2 Units	4,000.00				
	f) Emergency roof replacement	1460	1 Site			6,906.00		Work in Progress
	Sub-total			24,600.00				
CA16-024	a) Replace roof	1460	24 Units	25,500.00				
	b) Replace rain gutters	1460	24 Units	4,000.00				
	c) Repair/replace exterior trim and paint	1460	24 Units	9,600.00				
	Sub-total			39,100.00				
CA16-025	a) Replace roof	1460	22 Units	25,500.00				
	b) Replace rain gutters	1460	22 Units	4,400.00				
	c) Repair/replace exterior trim and paint	1460	22 Units	8,800.00				
	Sub-total			57,200.00				

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 02			
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
				Original	Revised	Funds Obligated	Funds Expended	

				Original	Revised	Funds Obligated	Funds Expended	
CA16-028	a) Modifications to Learning Opportunity Center	1470	1 Site	300,000.00				
	Sub-total			300,000.00				
CA16-031	a) Replace roof	1460	19 units	23,500.00				
	b) Replace rain gutters	1460	19 units	3,000.00				
	c) Repair/replace exterior trim and paint	1460	19 units	7,600.00				
	Sub-total			34,100.00				
CA16-033	a) Replace roof	1460	24 Units	25,500.00				
	b) Replace rain gutters	1460	24 Units	4,800.00				
	c) Repair/replace exterior trim and paint	1460	24 Units	9,600.00				
	d) Install security window barriers	1460	24 Units	48,000.00		4,014.58		Work in Progress
	Sub-total			87,900.00				
CA16-035	a) Replace stoves	1465	80 Units	24,000.00				
	b) Landscape upgrades	1450	1 Site	16,460.00				
	c) Install A/C units	1465	80 Units	12,800.00				
	Sub-total			53,260.00				
CA16-038	a) Replace concrete (carry over work)	1460	1 Site			1,037.39	1,037.39	Work Completed / Contract
	Sub-total							
CA16-049	a) Termite extermination	1460	5 Units	5,000.00		5,193.00		Work in Progress
	b) Relocation (FA)	1495	5 Units	10,000.00				
	c) Repair/replace exterior trim and paint	1460	5 Units	2,500.00		12,574.00		Work in Progress
	d) Emergency roof replacement					10,733.00		Work in Progress
	Sub-total			17,500.00				

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 Capital Fund Program Grant No: CA16P063-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: FY02
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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
				Original	Revised	Funds Obligated	Funds Expended	
CA16-055	a) Install dumpster enclosure	1450	1 Site	5,000.00				
	b) Replace wood fencing	1450	1 Site	7,260.00				
	c) Repair/replace exterior trim and paint	1460	4 Units	1,600.00				
	d) Install security screen doors	1460	4 Units	900.00				
	e) Replace mail box	1450	1 Site	650.00				
	f) Install security window barriers	1460	4 Units	8,000.00		9,038.66		Work in Progress
	g) Replace roof	1460	4 Units	8,000.00				
	h) Replace upper patio deck	1460	4 Units	6,000.00				
	i) Restucco exterior	1460	4 Units	10,000.00				
	Sub-total			47,410.00				
PHA Wide Mgmt Improve	a) Computer instruction	1408		55,000.00				
	b) Resident development	1408		70,000.00		13,750.00		Work in Progress
	c) Senior Resident Initiatives Coordinator	1408		131,910.00		131,910.00	39,268.05	Work in progress
	d) Supervising Resident initiatives Coordinator	1408		142,584.00		123,362.00	36,248.00	Work in Progress
	e) Transportation	1408		5,000.00				
	f) Youth Diversionary Program	1408		54,500.00				
	Sub-total			458,994.00				

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

PHA Name:		Grant Type and Number Capital Fund Program Grant No: CA16PO63-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 02			
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
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide Operations	a) Operations	1406		229,496.00				
	Sub-total			229,496.00				
PHA Wide Admin	a) Administration	1410		229,496.00				
	Sub-total			229,496.00				
PHA Wide Fees & Costs	a) A & E (in-house inspections)	1430		90,505.00		10475.00		Work in Progress
	b) Energy audits	1430		30,000.00				
	c) Capital Needs Assessment	1430		50,000.00		17,149.00		Work in Progress
	Sub-total			170,505.00				
PHA Wide Non-dwelling Equip	Maintenance vehicles, tools, equipment and communication equipment	1475		60,000.00				
	Sub-total			60,000.00				

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

PHA Name:		Grant Type and Number Capital Fund Program No: CA16PO63-501-02 Replacement Housing Factor No:					Federal FY of Grant: 02	
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	03/31/2004			09/30/2005				
CA16-014	03/31/2004			09/30/2005				
CA16-015	03/31/2004			09/30/2005				
CA16-016	03/31/2004			09/30/2005				
CA16-020	03/31/2004			09/30/2005				
CA16-024	03/31/2004			09/30/2005				
CA16-025	03/31/2004			09/30/2005				
CA16-028	03/31/2004			09/30/2005				
CA16-031	03/31/2004			09/30/2005				
CA16-033	03/31/2004			09/30/2005				
CA16-035	03/31/2004			09/30/2005				
CA16-049	03/31/2004			09/30/2005				
CA15-055	03/31/2004			09/30/2005				
PHA Wide Mgmt Improve	03/31/2004			09/30/2005				
PHA Wide Operations	03/31/2004			09/30/2005				
PHA Wide Admin	03/31/2004			09/30/2005				
PHA Wide Fees & Costs	03/31/2004			09/30/2005				
PHA Wide Non-dwelling Equip	03/31/2004			09/30/2005				

ATTACHMENT L – (ca063104)

SAN DIEGO HOUSING COMMISSION

Residential Lease

PUBLIC HOUSING LEASE

NAME OF RESIDENT	BEDROOMS	NO. OF PERSONS	UNIT NO.
			\$
ADDRESS OF HOUSING UNIT	EFFECTIVE DATE		MO. RENT

1. The San Diego Housing Commission (SDHC) does hereby lease the dwelling unit described above to the following named Resident(s) each of whom has executed this Lease:

RESIDENT _____ RESIDENT _____
 RESIDENT _____ RESIDENT _____

This agreement is between SDHC and each named Resident individually and severally. The term "Resident" shall apply to each named party. The named Resident(s) is/are jointly and severally responsible for performance of his/her/their obligations under this Lease including payment of rent.

2. **TERM OF LEASE:** This Lease shall be for a term of one (1) calendar year, and shall be automatically renewed for successive terms of one (1) calendar year, except for noncompliance with Community Service and Self-Sufficiency requirements [Paragraph 18(U)], or unless terminated by either party as herein provided.

3. **FAMILY COMPOSITION:** Resident agrees that the persons identified below are the only members of his/her household who will and must reside at the leased premises. No other person shall use this address as a residence or mailing address:

NAMES OF HOUSEHOLD MEMBERS	RELATIONSHIP TO RESIDENT	DATE OF BIRTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. **PAYMENTS DUE UNDER THE LEASE:**

A. **RENT:** Rent is based on information provided by Resident regarding Resident's family composition and income sources. All information must be provided prior to the signing of this Lease, upon changes, and at annual re-certification, and will be verified by SDHC. False statements are punishable under Federal Law Section 1001 of Title 18 of the U.S. Code. (Resident has the initial and annual option of a flat rent (market value) or income based calculated rent)

TOTAL RESIDENT PAYMENT	\$ _____
UTILITY ALLOWANCE	\$ _____
RESIDENT RENT	\$ _____

Prorated rent in the amount of \$ to cover the period from_, to_, is due at the time this Lease is signed. Hereafter, monthly rent is due on the first day of each month. Rent and all other charges due SDHC hereunder shall be in the form of a check or money order made payable to the **SAN DIEGO HOUSING COMMISSION** and mailed to: **SAN DIEGO HOUSING COMMISSION – P.O. BOX 5145 – PORTLAND, OREGON – 97208-5145**, or at such other place as the SDHC may designate in writing.

NO CASH PAYMENTS ARE ACCEPTED. NO PARTIAL PAYMENTS ARE ACCEPTED

The SDHC hereby expressly reserves the right to determine how payments are to be applied toward the

different monetary obligations of this LEASE and/or the regulations governing this lease (rent, security deposit charges, utility charges, damage charges, late fees, NSF fees, bank fees, and the like). SDHC may apply all payments received first to the latest outstanding balance and then to the current rental or other obligations.

- B. **SECURITY DEPOSIT:** Resident's security deposit will be \$, due and payable at the time Resident signs this Lease. SDHC will deduct from the security deposit at the termination of the Lease, those amounts necessary to (a) cure Resident's defaults in payment of rent; (b) clean or repair, except for normal wear and tear, any damages to the premises caused by guests or members of Resident's household; (c) restore, replace, or return personal property or appurtenances, except for normal wear and tear. The balance will be refunded in accordance with California State Law. Interest will accrue on the security deposit and be paid to or applied to account balance at time of Lease termination.
- C. **MAINTENANCE CHARGES:** Charges shall be assessed for maintenance to repair damage caused by Resident, members of the household, or guests, in excess of ordinary wear and tear. Such charges shall be due and collectible fourteen (14) days after SDHC gives Resident written notice of charge. A schedule of charges shall be posted at SDHC area offices and provided in the Resident orientation package; however, work completed by an independent contractor will be charged according to the amount billed to the SDHC. Charges assessed for catastrophic damage incurred by a Resident, member of the household, or guest shall be limited to the amount of SDHC insurance deductible at the time of occurrence, or \$5,000.00, whichever is less.
- D. **LATE CHARGES:** Rent is delinquent if not received by close of business on the 5th of the month and a \$25.00 late charge will be added to your account. This provision does not create a "grace period" for payment of rental obligations under the terms of this Lease. The late charge shall be due and collectible fourteen (14) days after SDHC gives the Resident written notice of charge.
- E. **ATTORNEY, COURT AND EVICTION COST:** Resident will be charged a fee to cover costs and/or reasonable attorney's fees the court may award whenever SDHC incurs costs and attorney fees in connection with legal proceedings in which the Resident does not prevail in the court action. In the event of an eviction, the Resident gives SDHC permission to remove from the unit and store any personal property left in the unit and to dispose of such property as prescribed by law and agrees that the Resident will be responsible for the actual costs for removing any personal property from the unit, and any other costs directly associated with the eviction.

5. **CHECK REFUSAL:** The San Diego Housing Commission reserves the right to refuse payment by personal check if the Resident establishes a history of one (1) check payment returned by the bank for nonsufficient funds. There will be a charge of \$25.00 for each check returned by your bank.

6. **UTILITIES, SERVICES AND EQUIPMENT:** The following checked utilities, services, and equipment are provided by the SDHC:

Trash Collection Electricity Gas Water
 Stove Refrigerator Smoke Alarm

7. **REDETERMINATION OF RENT, DWELLING SIZE AND ELIGIBILITY:** If the Resident chooses to pay an income-based rent, the SDHC shall re-examine the income and composition of all "income-based" households at least once every twelve (12) months and determine whether the Resident's unit size is still appropriate for the premises described in this lease and to determine whether adjustments in the rent, paid by the Resident, is required by HUD regulations. Residents choosing to pay a "flat rent" shall be re-examined every thirty-six (36) months. Resident agrees to furnish accurate information to SDHC as to identity, income, and employment of all persons residing upon leased premises. The Resident shall give the SDHC authorization to verify all information. After consultation with the Resident and upon verification of the information, SDHC shall make appropriate adjustments in the Total Resident Payment and Resident Rent in accordance with HUD regulations. The Resident must comply with provisions in Paragraph 18(C) regarding interim reporting of changes in family composition.

When the SDHC redetermines the amount of rent payable by the Resident, not including determination of the SDHC's schedule of Utility Allowances for families in the SDHC's public housing program, or determines that the Resident must transfer to another unit based on family composition, the SDHC shall notify the Resident that the Resident may ask for an explanation stating the specific grounds of the SDHC determination, and that if the Resident does not agree with the determination, the Resident shall have the right to request a hearing under the SDHC's grievance procedure.

Resident may choose annually between paying an income-based rent or a flat rent.). (Section 3(a) USHA)

The monthly Total Resident Payment (TTP) cannot be less than the minimum of fifty dollars (\$50). Provision is made for exemption due to financial hardship. A hardship exemption may not be provided if the hardship is determined temporary.

8. **TREATMENT OF INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS:** The SDHC must not reduce the annual income used to calculate rent of a family residing in public housing because of a reduction in the family's welfare assistance specifically because of fraud or failure to participate in an economic Self-Sufficiency program or comply with a work activities requirement. (Section 12, USHA) A reduction in benefits as a result of a lifetime time limit for a family receiving welfare or public assistance benefits shall not be considered a failure to comply with the conditions under the assistance program requiring participation in an economic Self-Sufficiency program or imposing a work activities requirement.

9. **MISREPRESENTATION:** Where the Resident, intentionally or by mistake, has misrepresented or failed to submit to the SDHC any facts required for the determination of rent, the SDHC may charge and collect as rent the difference between the rent actually paid and the rent which would have been due had the proper information been submitted by the Resident. The SDHC shall also have available in such event, at its option, the remedy of termination as provided in Paragraph 20(B) of this Lease. The revised rent shall be made effective immediately and retroactive to the date of the change. If this Lease is an extension of occupancy by the Resident under prior lease or leases with the SDHC, such amount due under the prior lease or leases may be charged and collected as if the same had occurred hereunder.

10. **RESIDENTS RIGHT TO USE AND OCCUPANCY:** The Resident shall have the right to exclusive use and occupancy of the leased premises by the members of the household authorized to reside in the unit in accordance with the lease, including reasonable accommodation of their guests. The term "Guest" means any person invited on the property that is the subject of the lease, this includes persons who come on the premises without an invitation, but whose presence does the Resident not oppose.

A. Guests of the Resident may be accommodated, in a one-year period, for no longer than a period of two weeks per guest. Reasonable accommodation of resident's guests is understood to mean that guests cannot occupy the leased unit for more than one 14-day period in a year. If any visit will extend beyond two weeks, the Resident must notify the SDHC in writing, in advance of the two-week period, stating the reasons for the extended visit. Upon consideration, the SDHC may authorize, but is not obligated to authorize, an extension of time beyond the two-week period. Any such extension must be in writing, signed by an employee and/or agent of the SDHC.

B. Unless otherwise provided for by State law, members of the household, with the written consent of the SDHC, may engage in legal profit making activities in the dwelling unit, where the SDHC determines that such activities are incidental to primary use of the unit for residence by members of the household.

1. The SDHC will disapprove profit-making activities involving storage of toxic, flammable or poisonous chemicals on the premises, in violation of State, and local health and safety codes;

2. If they attract large amounts of traffic, or if they generate unacceptable amounts of noise or odors, or create a nuisance.

C. Decision to approve or disapprove will be made on a case-by-case basis.

11. **INSPECTIONS:**

A. The SDHC and the Resident, or the Resident's representative, shall inspect the premises prior to occupancy by the Resident. The SDHC will furnish the Resident with a written statement of the condition of the premises, the dwelling unit, and the equipment provided with the unit. The SDHC and the Resident should sign the statement, and a copy shall be retained by the SDHC in the Resident's folder.

B. At the time the Resident vacates the unit; the SDHC shall inspect the unit and furnish the Resident with a written statement of any charges to be made in accordance with Paragraph 18(Q). The SDHC shall notify the Resident of the inspection, and the Resident and/or Resident's representative may join in such inspection, unless the Resident vacates the premises without prior notice to the SDHC.

C. An inspection will be conducted each year at recertification. Additional inspections may be conducted to correct deficiencies. Failure to pass inspections may result in termination of this Lease.

12. **SMOKE ALARM:** Disconnection of your smoke alarm is not only a safety hazard but is a violation of your Lease Agreement Paragraph 18(J) and a misdemeanor of California State Law that became effective January 1, 1987. It is your responsibility to notify us if your smoke alarm is not functioning properly. Failure to do so or disconnecting the smoke alarm may result in your being held liable for damage due to fire.

13. **DEFECTS HAZARDOUS TO LIFE AND HEALTH:**

- A. You shall immediately report damages to the SDHC.
- B. The SDHC shall be responsible for repair of the unit within a reasonable time; provided, that if you caused the damage, your household, or guests, the reasonable cost of the repairs shall be charged to you.
- C. The SDHC shall offer standard alternative accommodations, if available, in circumstances where necessary repairs cannot be made within a reasonable time.
- D. Provisions shall be made for abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling in the event that repairs are not made in accordance with Paragraph 13(B) of this section or alternative accommodations not provided according to Paragraph 13(C) of this Section, except that no abatement of rent shall occur if the Resident rejects the alternative accommodation or if the damage was caused by the Resident, Resident's household, or guests.

14. **ENTRY OF PREMISES DURING TENANCY:** If we need to enter your housing unit to perform routine inspections or maintenance, or to make improvements or repairs, or to provide extermination services, or to show the unit to prospective residents, we will do so only during reasonable hours and we will notify you, in writing, *by personal service or posting* at least 48 hours *in advance, or by first class mail 6 days prior to* such entry, *as required by State law*. We may enter your housing unit without advance notification when there is reasonable cause to believe that an emergency exists or that you have abandoned the housing unit. We may also enter your housing unit with your verbal permission. We will leave a written statement in your housing unit giving the date, time and purpose of entry before we leave the premises.

15. **PETS:** There will be no pets allowed unless specifically approved for residents in writing in accordance with HUD regulations. If approved, (Addendum C) will be attached to this Lease identifying the type and size of the pet and the amount of additional security deposit required.

16. **ACCOMMODATION OF PERSONS WITH DISABILITIES:** A handicapped person shall for all purposes under this Lease be provided reasonable accommodation to the extent necessary to provide the handicapped person with an opportunity to use and occupy the dwelling unit equal to a non-handicapped person. You may, at any time during your residency, request reasonable accommodation of a handicap of a household member, including reasonable accommodation so that the Resident can meet Lease requirements or other requirements of residency.

17. **OBLIGATIONS OF THE SDHC:** San Diego Housing Commission shall be obligated, other than for circumstances beyond its control, as follows:

- A. To maintain the premises and the project in a decent, safe, and sanitary condition.
- B. To comply with requirements of applicable building codes, housing code, and HUD regulations materially affecting health and safety.
- C. To make necessary repairs to the premises within a reasonable time period.
- D. To keep project buildings, facilities, and common areas in a clean and safe condition not otherwise assigned to the Resident for maintenance and upkeep.
- E. To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators supplied or required to be supplied by the SDHC.
- F. To provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Resident household) for the deposit of ashes, garbage, rubbish, and other waste removed from the premises, by the Resident, in accordance with paragraph 18(K) of this Lease.
- G. To supply running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year.
- H. To notify the Resident of the specific grounds for any proposed adverse action by the SDHC. (Such adverse action includes, but is not limited to, a proposed lease termination, transfer of the Resident to another unit, or imposition of charges for maintenance and repair.)

18. **OBLIGATIONS OF THE RESIDENT:** Resident hereby agrees:

- A. To provide complete and accurate information to the SDHC. To attend all required appointments and meetings.
- B. To notify the SDHC at every recertification of any change in income, income sources, or family

composition.

- C. To notify the SDHC of any change in family composition, and corresponding change of income, within ten (10) working days.
- D. To timely make all rental payments. Rent is due on the 1st day of the month; rent is late on the 6th. Late payment of rent is a violation of your Lease. Repeated late payment of rent that results in four (4) late payments within any twelve (12) month period may result in termination of your Lease.
- E. To comply with mandatory transfer requirements, where the household is over housed or under housed, or the dwelling unit requires substantial rehabilitation, or SDHC has administrative need for the unit, and upon appropriate notice by the SDHC that an appropriate dwelling unit is available.
- F. To use the premises solely as a private dwelling for the Resident and the Resident's household except for legal profit making activities with the prior consent of the SDHC as set out in Paragraph 10(B) of this Lease, and not to use or permit its use for any other purpose.
- G. To abide by applicable regulations and policies issued by the appropriate authority. The regulations and policies shall be available in the SDHC office and are incorporated by reference in this Lease. Violation of such regulations or policies constitutes a violation of this Lease, provided; however, that any such regulations or policy shall be consistent with the terms of this Lease. In the event of a conflict between any such regulation or policy, and any provision of this Lease, the provision of the Lease shall govern.
- H. Not to assign the Lease or to sublease or transfer possession of the premises.
- I. Not to provide accommodations for boarders or lodgers.
- J. To keep the premises, adjacent grounds and other such areas as may be assigned to your use in a clean, orderly, and safe condition.
- K. To dispose of all ashes, garbage, rubbish, and other waste from the unit in a safe manner.
- L. To use only in a reasonable manner, as intended, all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances, including elevators supplied or required to be supplied by the SDHC. No clothes washers or dryers may be installed without prior written permission from SDHC. Utility service must be connected during residency.
- M. To refrain from, and to cause members of the household and guests to refrain from destroying, defacing, damaging or removing any part of the premises or project.
- N. To conduct yourself, and cause household members or guests who are on the premises (whether or not such person's presence on the premises is then known by you or you are aware of the conduct of such person(s)), to conduct themselves in a manner which is legal, orderly, and which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe, and sanitary condition.
- O. To assure that you, any member of your household, or guest shall not engage in:
 - 1. Any violent criminal activity, or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of the SDHC's premises by other residents, employees, agent and/or contractor for the SDHC, including, on-site property management staff responsible for managing the premises.
 - 2. Any drug-related criminal activity on or off such premises.

The term drug-related criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
 - 3. Any abuse (or pattern of abuse) of alcohol that the SDHC determines affects the health, safety, or right to peaceful enjoyment of the premises by other residents, employees, agents and/or contractors of the SDHC.
- P. To not keep dogs, cats, or other animals in or on the premises without prior written authorization.
- Q. To pay charges (other than for normal wear and tear) for the repair of damages to the premises, project buildings, facilities or common areas caused by you, your household or guests, or by your failure to report needed repairs, in accordance with a schedule of charges as posted in the SDHC

office. Any damage to the premises that is not described in the written report of inspection prior to your occupancy will be presumed to have been caused by you.

- R. To permit the SDHC, pursuant to the provisions of Paragraph 14, entrance to the premises for the purpose of performing periodic inventories and inspections, routine maintenance or repairs, providing extermination services, or showing the premises for re-leasing.
- S. To not use or possess illegal firearms and/or other weapons.
- T. To leave the dwelling unit, upon vacating the premises, in clean condition, normal wear and tear excepted, and to return the keys to the SDHC. Any property left by you or your household in or about the premises after you vacate will be considered as abandoned and may be disposed of as the SDHC determines in accordance with State law.
- U. To comply with the requirement of Community Service and Self-Sufficiency. (Section 12, USHA)
 - 1. **Requirement:** Each adult resident shall participate in 8 hours per month of either verifiable community service (not including political activities), or economic self-sufficiency classes or program. Exemption is provided, subject to specific requirements.
 - 2. **Noncompliance:** This Lease shall not be renewed or extended unless the resident enters into an agreement with SDHC, before the expiration date, to cure any noncompliance by participating in an economic Self-Sufficiency program or contributing to community service as many hours as the resident needs to comply with the requirement of 8 hours per month.

19. **NOTICE:**

- A. Except as provided in Paragraph 14, notice to the Resident shall be in writing and delivered to the Resident or to an adult member of the Resident's household residing in the dwelling unit or sent by prepaid first-class mail, properly addressed to the Resident. If the Resident is visually impaired, all notices must be in an accessible format.
- B. Notice to the SDHC shall be in writing, delivered to the SDHC office or sent by prepaid first-class mail, properly addressed to the SDHC's office.
- C. Notices sent by regular first class mail shall be deemed delivered on the second business day after depositing the same for mailing with the U.S. Postal Service postage prepaid.

20. **TERMINATION OF LEASE:**

- A. You may terminate this Lease at any time by giving us thirty (30)-calendar days advance written notice. Failure to provide adequate notice will result in rent charged to the end of the 30-day period or until the unit is re-rented, whichever occurs first.
- B. The SDHC shall not terminate or refuse to renew this Lease other than for serious or repeated failures by a resident to meet his or her obligations under this lease or for failure to comply with any rules or laws pertaining to program eligibility. Serious violations shall include but not be limited to the following:
 - 1. Any damage to the premises or other property of the SDHC, which costs in excess of \$500 to repair, whether or not the cost is borne by the resident or the SDHC.
 - 2. Failure to pay rent or other charges due under the lease or any judgment against resident and in favor of the SDHC.
 - 3. Any failure by Resident to comply with the requirements of Paragraph 18A, through 18T.
 - 4. Engaging in drug trafficking.
 - 5. Conviction of drug-related activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
 - 6. Fleeing to avoid prosecution or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees.
 - 7. Violating a condition of probation or parole imposed under Federal or State law.
 - 8. Confiscation of illegal and/or a controlled substance by a law enforcement officer

occurring on or off the premises.

9. Engaging in criminal activity
10. Alcohol abuse that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents..
11. Discovery, of material false statements, omissions, or fraud by the resident in connection with an application for assistance or with reexamination of income.
12. Failure to accept the SDHC's offer of a lease revision to an existing lease.

Repeated violations shall be violations by Resident of any provision of the lease, including rules and regulations incorporated into the lease by reference, and more than twice in any 12 month period. Violations of different provisions of the lease shall be treated the same for purposes of this paragraph as successive violations of the same provision. Continuation of a lease violation shall be considered a new violation each time the SDHC issues a notice of the violation and the period given by that notice to the resident to correct the violation expires.

C. The SDHC shall give written notice of termination of the Lease of:

1. Fourteen (14)-calendar days in the form of 14-Day Notice to Terminate Lease Due to Non-payment of Rent in the case of failure to pay rent, followed by three (3) calendar days in the form of 3-Day Notice to Pay Rent or Quit.
2. 3-Day Notice to Quit in the case of any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the SDHC's public housing premises of other Residents or employees of the SDHC. You do not have the right to grieve this type of 3-Day Notice to Quit, as specified in San Diego Housing Commission Grievance Procedure section 2(A)(1). Legal proceedings for unlawful detainer action will begin after expiration of the 3-Day Notice.
3. Thirty (30) calendar days, in the form of 30-Day Notice of Intent to Terminate Lease, for any drug-related criminal activity on or off the public housing premises. Drug-related criminal activity means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance, including confiscation of illegal and/or controlled substance by a law enforcement officer occurring on or off the premises. You do not have the right to grieve this type of 30-Day Notice to Quit.
4. Thirty (30)-calendar days in all other cases.
5. A notice to vacate which State or local law requires may be combined with, or run concurrently with, a notice of lease termination.

D. The notice of Lease termination to the Resident shall state specific grounds for termination and shall inform the Resident of the Resident's right to make such reply as the Resident may wish. The notice shall also inform the Resident of the right to examine SDHC's documents directly relevant to the termination or eviction. When the SDHC is required to afford the Resident the opportunity for a grievance hearing, the notice shall also inform the Resident of the Resident's right to request a hearing in accordance with the SDHC's grievance procedure.

E. When the SDHC is required to afford the Resident the opportunity for hearing under the SDHC's grievance procedure for a grievance concerning the Lease termination, the residency shall not terminate (even if any notice to vacate has expired) until the time for the Resident to request a grievance hearing has expired, and (if a hearing was requested in a timely manner by the Resident) the grievance process has been completed.

F. SDHC does not waive the right to terminate the Lease for cause other than non-payment of rent if SDHC accepts rent pro-rated to the termination date specified in the notice.

G. When the SDHC is not required to afford the Resident the opportunity for a hearing under the administrative grievance procedure for a grievance concerning the lease termination, the notice of termination shall:

1. State that the Resident is not entitled to a grievance hearing on the termination.
2. Specify that the judicial eviction procedure to be used by the SDHC for eviction procedure provide the opportunity for a hearing in court.

- 3. State whether the eviction is for a criminal activity or for drug-related criminal activity as described in the SDHC's Occupancy Policy and this Lease.
- H. Notice to Post Office: When the SDHC evicts a family for engaging in criminal activity, including drug-related criminal activity, the SDHC shall notify the local post office serving that dwelling unit that such family is no longer residing in the dwelling unit.
- I. The SDHC shall provide the Resident reasonable opportunity to examine, at the Resident's request, before an SDHC grievance hearing or court trial concerning a termination of residency or eviction, any documents, records, and regulations which are in the possession of the SDHC, and which are directly relevant to the termination of residency or eviction. The Resident shall be allowed to copy any such documents, records, and regulations at the Resident's expense. If the SDHC does not make documents available for examination upon request by the Resident in accordance with this, SDHC may not proceed with the eviction.
- J. If a signer of this Lease ceases to be a member of the household, or if a family member is added to this Lease after required screening, the Lease will be amended to add or delete the family member, and Lease change must be initialed by the remaining adult members of the family, provided they are eligible for continued occupancy. If Resident is transferred to another housing unit managed by SDHC, this Lease shall be terminated and Resident must sign a new Lease for the housing unit into which Resident's family will move. If Resident's housing unit is destroyed by fire or other means, this Lease shall automatically be terminated.

21. **REGISTERED SEX OFFENDERS NOTICE:** The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service. Locally, the database can be searched at the front counter of the San Diego Police Department headquarters, 1401 Broadway, San Diego. The information also is available at the Licensing Division of the San Diego County Sheriff's Department, 9621 Ridgehaven Court, San Diego.

22. **GRIEVANCE:** If Resident disputes any SDHC action or failure to act involving this Lease or SDHC regulations which adversely affect Resident's rights, duties, welfare or status, Resident may file a grievance within seven (7) working days in accordance with the procedure attached hereto. HOWEVER, Resident may not file a grievance for a 3-Day Notice issued for any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the SDHC's public housing premises of other Residents or employees of the SDHC, or for a 30-Day Notice issued for any drug-related criminal activity on or off such premises.

23. **MODIFICATIONS:** Modifications of this Lease will be accompanied by a written addendum to the Lease executed by the SDHC and the Resident, except for rent redeterminations, eligibility for public housing, appropriateness of dwelling size, schedules of special charges for services and repairs, and rules and regulations which are incorporated in the Lease by reference. Matters incorporated in the Lease by reference shall be publicly posted in a conspicuous manner in the SDHC's office and shall be furnished to Residents upon request. SDHC shall provide at least thirty (30) days notice to Residents and Resident organizations setting forth proposed changes in the Lease form used by SDHC, and providing an opportunity to present written comments, which shall be taken into consideration by the SDHC before formal adoption of any new Lease form.

24. **WAIVER:** The failure of the SDHC or the Resident to exercise any right or remedy as provided herein shall not affect the right to do so at a later date for similar or other causes.

25. **HOUSE RULES:** By initialing below, Resident acknowledges he/she has received, read, and understands and will comply with the House Rules. A copy of the House Rules is attached hereto, marked as (Addendum A), and is incorporated herein by reference as though fully set forth at length. Said House Rules shall be deemed covenants of this agreement.

Initials _____

26. **GRIEVANCE PROCEDURE:** By initialing below, Resident acknowledges he/she has received, read and understands the copy of the SDHC Grievance Procedure. A copy of the Grievance Procedure is attached hereto, marked as (Addendum B), and is incorporated herein by reference as though fully set forth at length.

Initials _____

27. **PET AGREEMENT:** By initialing below, Resident acknowledges he/she has received, read, and understands and will comply with the Pet Agreement. A copy of the Pet Agreement is attached hereto, marked as (Addendum C), and is incorporated herein by reference as though fully set forth at length. Said Pet Agreement shall be deemed covenants of this agreement.

Initials _____

28. **PARKING RULES:** By initialing below, Resident acknowledges he/she has received, read, and understands and will comply with the Parking Rules. A copy of the Parking Rules is attached hereto, marked as (Addendum D),

and is incorporated herein by reference as though fully set forth at length. Said Parking Rules shall be deemed covenants of this agreement.

29. _____: By initialing below, Resident acknowledges he/she has received, read, and understands and will comply with the _____. A copy of the _____ is attached hereto, marked as (Addendum:___), and is incorporated herein by reference as though fully set forth at length. Said _____ shall be deemed covenants of this agreement.

Initials _____

30. **RECEIPT:**

Initials _____

I have read and understand this Lease in its entirety. I hereby certify that all the information, which I have provided and upon which this Lease is based, is true and accurate.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

SAN DIEGO HOUSING COMMISSION

By: _____
Representative

Date

Addendum G

Public Housing Lease

MOLD

This "Lease Addendum on Mold" is hereby incorporated into and made a part of the Public Housing Lease, to which it is attached.

To minimize the occurrence and growth of mold in the Housing Unit described on page 1 of the Lease (the "Leased Premises"), Resident (the term "Resident" includes all residents who execute the Public Housing Lease) hereby agrees to the following:

1. **MOISTURE ACCUMULATION.** Resident shall remove any and all visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. **HOUSING UNIT CLEANLINESS.** Resident shall clean and dust the Leased Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath, clean.
3. **NOTIFICATION OF MANAGEMENT.** Resident shall promptly notify the San Diego Housing Commission ("SDHC") in writing, of the presence of the following conditions:
 - (i) A water leak, excessive moisture, or standing water inside the Leased Premises;
 - (ii) A water leak, excessive moisture, or standing water in any community common area;
 - (iii) Mold growth in or on the Leased Premises that persists after resident has tried several times to remove it with a household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
 - (iv) A malfunction in any part of the heating, air-conditioning, if any, or ventilation system in the Leased Premises.
4. **LIABILITY.** Resident shall be liable to SDHC for any and all damages sustained to the Leased Premises or to Resident's person or property as a result of Resident's failure to comply with the terms of this Lease Addendum on Mold.
5. **VIOLATION OF ADDENDUM.** Violation of this Lease Addendum on Mold shall be deemed a material violation under the terms of the Public Housing Lease, and SDHC shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity.
6. **ADDENDUM SUPERSEDES LEASE.** In case of a conflict between the provisions of this Lease Addendum on Mold and any other provisions of the Public Housing Lease, the provisions of the Lease Addendum on Mold shall govern. This LEASE ADDENDUM ON MOLD is incorporated into the lease executed or renewed on _____ between SDHC and Resident.

Resident's Signature _____ Date _____

SDHC Signature _____ Date _____

THE PROPERTY OWNER IS:

SAN DIEGO HOUSING COMMISSION
1625 NEWTON AVENUE
SAN DIEGO, CA 92113
(619) 231-9400

PROCESS SERVICE MAY BE EFFECTUATED ON:

MR. ED MAUK
FINANCIAL SERVICES MANAGER
1625 NEWTON AVENUE
SAN DIEGO, CA 92113
(619) 231-9400
MONDAY – FRIDAY 8:00 AM TO 5:00 PM

ATTACHMENT M (ca063m04)
DISCONTINUATION OF THE
MOVING TO WORK PILOT PROGRAM

The Moving To Work Program was designed to assist families in their efforts to achieve self sufficiency and combines our regular Family Self-Sufficiency Program with intensive case management and other program elements including: Below market flat rents for twenty-two Public Housing participants; fixed rent subsidies for fifty Section 8 participants; five year limitation on housing assistance; establishment of an escrow account for the benefit of each family upon graduation from the Moving To Work Program, with \$50.00 a month deposits by San Diego Housing Commission to that account; and a simplified verification process.

With the end of the 4th year, Agency staff have analyzed the program and have determined that it did not effectively meet expectations of achieving economic independence within the five year period. In fact, in some cases it has had a negative effect. A rent burden analysis done in December of 2002 (see attachment) indicates that 40% of the families enrolled in Moving To Work paid more than the standard 30% of their income. Moreover, a Cost Allocation Report prepared by the consulting firm of IBM-PWC for the Housing Commission shows that the administration of the program is not fiscally efficient. The administrative cost to manage a Moving To Work family was ten-fold higher for Section 8 families and five-fold for Public Housing families when compared to the Agency's regular Family Self-Sufficiency program.

In anticipation of eliminating the Moving To Work program, staff believes that the regular Family Self-Sufficiency program adequately meets the needs of our families and the Agency. The Agency's regular Family Self-Sufficiency program provides career exploration and planning, an escrow account, access to case management, and supportive services without the five-year time restriction to the housing subsidy that is inherent to the Moving To Work program. In addition, the regular Family Self-Sufficiency program provides rent subsidies based on income to ensure that the rent burden will not exceed 30% of the participant's income.

After a thorough review of all of the factors involved, the staff have determined that to continue the program would not be in the best interest of all involved. As a result, the Pilot Program will end on December 31, 2003. The following is the Agency's exit plan:

Discontinuation of the Moving to Work Pilot Program

EXIT PLAN

A primary consideration in the design of the exit plan for the Moving To Work Pilot Program is that the discontinuation of the program will not have a negative impact on any program participants. Special consideration has been given to how the Housing Commission can continue to support participants in their move toward self-sufficiency. The following describes continued housing assistance and self-sufficiency services for Moving To Work participants.

Housing Assistance

Public Housing: The five-year restriction on housing will be lifted when the Moving to Work Program ends. Public Housing Moving To Work participants will be allowed to transition to regular Public Housing status. For Public Housing participants who choose to remain in their current dwelling unit after the program's end, rent calculations will be based on 30% of the participant's adjusted monthly income.

Section 8 Housing: Vouchers for Moving To Work participants in Section 8 housing will be converted to regular Section 8 vouchers at the program's end. The fixed rent subsidy established under the Moving to Work Program will end and future rent calculations will be based on 30% of the participant's adjusted monthly income.

Self-Sufficiency Assistance

Self-Sufficiency Services: To support Moving To Work participants in their continued effort to achieve self-sufficiency, participants will be allowed to transition to the regular Family Self-Sufficiency Program when the Moving To Work Program ends. In the regular Family Self-Sufficiency program, participants have access to a voluntary extension of up to two years, an option that was not available under the time limits of the Moving To Work Program.

Escrow Accounts: In accordance with the participant contract, a deposit of \$50 per month was made into an escrow account for each Moving To Work participant. The original structure of the program allowed payout of escrow balances only to participants who had successfully completed the program according to their individual contract. Due to the Agency's decision to discontinue the program and in the best interest of all participants, escrow accounts will be closed and all balances, minus any outstanding loans, will be paid to participants upon the termination of the Moving To Work Program. Future escrow account deposits for participants continuing in the Family Self-Sufficiency Program will be established according to the regular Family Self-Sufficiency Program policy.

**San Diego Housing Commission
Public Housing Moving to Work Households**

4/15/2003

RENT BURDEN

Unit No.	Bdrm Size	Gross Annual Income	Tenant Rent	Rent Burden	Rent Burden	
					30% +	50% +
52-0352-05	3	93,068	443	5.7%		
52-0345-04	2	46,963	381	9.7%		
52-0349-07	2	37,158	381	12.3%		
52-0334-08	2	35,658	381	12.8%		
52-0336-04	3	39,032	443	13.6%		
52-0337-07	2	32,571	381	14.0%		
52-0339-03	3	35,163	443	15.1%		
52-0351-07	3	30,248	443	17.6%		
52-0342-05	2	24,950	381	18.3%		
52-0348-04	3	28,441	443	18.7%		
52-0340-04	3	28,371	443	18.7%		
52-0341-09	2	24,232	381	18.9%		
52-0347-06	3	27,676	443	19.2%		
52-0333-07	2	23,122	381	19.8%		
52-0350-11	2	23,065	381	19.8%		
52-0344-07	3	25,873	443	20.5%		
52-0353-05	2	21,251	381	21.5%		
52-0335-07	3	24,477	443	21.7%		
52-0346-04	2	18,390	381	24.9%		
52-0338-03	2	17,507	381	26.1%		
52-0343-05	3	19,092	443	27.8%		
52-0332-07	3	17,178	443	30.9%	X	

San Diego Housing Commission
Section 8 Moving to Work Households

Property	Gross	Net	Contract	Tenant	HAP	Rent	Rent Burden	
	Income	income	Rent	portion		Burden	30% +	50% +
MT W001	\$22,046	\$21,566	\$650	\$302	\$348	16.8%		
MT W002	\$23,103	\$22,143	\$850	\$502	\$348	27.2%		
MT W003	\$34,800	\$33,360	\$1,475	\$782	\$693	28.1%		
MT W004	\$8,148	\$6,708	\$950	\$379	\$571	67.8%	X	X
MT W005	\$60,211	\$59,731	\$1,050	\$479	\$571	9.6%		
MT W007	\$12,204	\$11,724	\$1,056	\$708	\$348	72.5%	X	X
MT W008	\$48,186	\$47,706	\$850	\$502	\$348	12.6%		
MT W009	\$26,148	\$25,188	\$920	\$572	\$348	27.3%		
MT W010	\$16,704	\$15,824	\$650	\$302	\$348	22.9%		
MT W011	\$25,469	\$24,989	\$500	\$152	\$348	7.3%		
MT W013	\$15,335	\$14,855	\$600	\$252	\$348	20.4%		
MT W014	\$13,191	\$11,271	\$1,050	\$479	\$571	51.0%	X	X
MT W015	\$16,640	\$16,160	\$850	\$502	\$348	37.3%	X	
MT W017	\$6,576	\$6,096	\$600	\$252	\$348	49.6%	X	
MT W018	\$0	-\$960	\$750	\$402	\$348	-502.5%	X	X
MT W019	\$12,800	\$11,840	\$910	\$562	\$348	57.0%	X	X
MT W021	\$11,256	\$11,256	\$995	\$50	\$945	5.3%		
MT W022	\$9,780	\$9,780	\$1,250	\$902	\$348	110.7%	X	X
MT W024	\$48,473	\$46,553	\$1,320	\$509	\$811	13.1%		
MT W025	\$22,913	\$20,993	\$985	\$414	\$571	23.7%		
MT W026	\$27,217	\$25,777	\$850	\$502	\$348	23.4%		
MT W027	\$4,032	\$3,552	\$750	\$402	\$348	135.8%	X	X
MT W028	\$14,560	\$13,120	\$995	\$50	\$945	4.6%		
MT W030	\$14,503	\$13,543	\$800	\$452	\$348	40.1%	X	
MT W031	\$26,369	\$24,929	\$925	\$354	\$571	17.0%		
MT W032	\$17,518	\$17,518	\$750	\$402	\$348	27.5%		
MT W033	\$20,908	\$20,508	\$1,400	\$829	\$571	48.5%	X	
MT W034	\$26,446	\$25,006	\$650	\$79	\$571	3.8%		
MT W036	\$23,232	\$22,272	\$1,200	\$577	\$623	31.1%	X	
MT W037	\$12,899	\$11,939	\$725	\$377	\$348	37.9%	X	
MT W038	\$44,324	\$42,884	\$899	\$551	\$348	15.4%		
MT W039	\$26,069	\$25,109	\$1,050	\$479	\$571	22.9%		
MT W041	\$20,233	\$19,273	\$563	\$215	\$348	13.4%		
MT W043	\$26,088	\$26,088	\$750	\$402	\$348	18.5%		
MT W045	\$26,580	\$24,710	\$1,100	\$618	\$482	30.0%		
MT W046	\$48,991	\$47,071	\$1,125	\$50	\$1,075	1.3%		
MT W047	\$13,364	\$13,364	\$575	\$227	\$348	20.4%		
MT W048	\$21,101	\$20,141	\$875	\$527	\$348	31.4%	X	
MT W049	\$33,193	\$32,233	\$815	\$467	\$348	17.4%		
MT W050	\$17,165	\$16,685	\$800	\$452	\$348	32.5%	X	

ATTACHMENT N – (ca063n04)

COMMUNITY SERVICE POLICY

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease. Political activity is excluded.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;
- has a disability that prevents him/her from being gainfully employed;
- is the caretaker of a disabled person;
- is participating in welfare to work program; or
- is working at least 20 hours per week.

Requirements of the Program

- The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
- At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The San Diego Housing Commission (SDHC) will make the determination of whether to allow or disallow a deviation from the schedule.
- Activities must be performed within the community and not outside the jurisdictional area of the SDHC.

Family Obligations

- ③ At lease execution or re-examination after July 1, 2003, all adult members (18 or older) of a public housing resident family must,
 - Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption.
 - Sign a Lease Agreement that they have received and read the policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
- At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the SDHC) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the SDHC to make up the deficient hours over the next twelve (12) month period.

Change in Exempt Status

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the SDHC and provide documentation of such.
- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the SDHC. The SDHC will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

SDHC Obligations

- To the greatest extent possible and practicable, the SDHC will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who can otherwise be gainfully employed is not necessarily exempt from the Community Service requirement).
 - The SDHC will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of the policy at initial application and at lease execution.
 - The SDHC will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the SDHC Grievance Procedure if they disagree with the SDHC determination.
 - Noncompliance of Family Member:
 - ③ At least thirty (30) days prior to annual re-examination and/or lease expiration, the SDHC will begin reviewing the exempt or non-exempt status and compliance of family members;
 - ③ If the SDHC finds a family member to be noncompliant, the SDHC will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period; If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
 - ③ The family may use the SDHC Grievance Procedure to protest the lease termination.