

PHA Plans

Streamlined 5-Year/Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

Approved by the Housing Commission on March 19, 2004
Approved by the Land Use and Housing Committee on March 24, 2004
Approved by the Housing Authority on April 12, 2004

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of San Diego
(San Diego Housing Commission)

PHA Number: CA063

PHA Fiscal Year Beginning: (07/2004)

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library – Main Library and 33 Branch Libraries
- PHA website

Other (list below) – Community Services

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
 PHA development management offices
 Other (list below) – PHA Local Offices

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005- 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The San Diego Housing Commission is committed to providing quality-housing opportunities to improve the lives of those in need.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
- Research the feasibility of developing a Section 8 homeownership program in the City of San Diego.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
- Create mixed income developments combining replacement public housing with market rate housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability.
 - Provide or attract supportive services to increase independence for the elderly or

families with disabilities.

Other: (list below)

Learning Opportunity Centers				
Program Name and Description	Estimated Size	Allocation Method	Access	Eligibility
Learning Centers are located at six (6) different Public Housing sites. Services offered are: Computer skills training; GED preparation; ESL; Community College instruction; drug prevention programming; and academic tutoring.	Services are targeted to residents of 216 units. Each Learning Center has approximately 50 to 60 residents participating in services on an ongoing basis.	Residents are self-selected for participation in the services and programs at the Learning Centers.	Learning Centers are located at different Public Housing sites throughout the city.	Learning Centers are open to Public Housing residents living at the site and participants in the ROSS Bridges and ICAN programs.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
Research "Universal Design" criteria and review proposed projects considering accepted criteria.

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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Attachments

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 (ca063a05)
- Attachment B - FY 2005 Capital Fund Program Annual Statement, including Capital Reports and supporting documentation (ca063b05)
- 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 (ca063c05)
- Attachment D - FY 2005 Capital Fund Program 5 Year Action Plan (ca063d05)
- 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) (ca063e05)
- Other (List below, providing each attachment name)

Attachment F - Pet Policy (ca063f05)

Attachment G - Section 8 Project Based Vouchers (ca063g05)

Attachment H - List of Resident Advisory Board Members (ca063h05)

Attachment I – San Diego Housing Commission – Board of Commissioners (CA063i05)

Attachment J – Public Housing Lease (ca063j05)

Attachment K – Description of PH Elderly/Disabled Service Coordinator Program (ca063k05)

Attachment L – Schedule of Resident Charges (ca063l05)

Attachment M - Conversion of Public Housing Units for Non-Dwelling Use, includes Housing Commission resolution (ca063m05)

Attachment N - Conversion of Public Housing Units for Non-Eligible Program Use (ca063n05)

Attachment O – PH Units Returned to Service (ca063o05)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE
Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
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	33,408		1,346
Extremely low income <=30% AMI	26,959	80%	
Very low income (>30% but <=50% AMI)	5,932	18%	
Low income (>50% but <80% AMI)	517	2%	
Families with children	19,247	N/A	
Elderly families	5,244	N/A	
Families with Disabilities	10,233	N/A	
Race/ethnicity - White	9,332	28%	
Race/ethnicity - Black	8,089	24%	
Race/ethnicity- Am. Indian	322	<1%	
Race/ethnicity – Hispanic	12,229	37%	
Race/ethnicity - Asian	3,436	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
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			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<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	16,637		525
Extremely low income <=30% AMI	13,343	80%	
Very low income (>30% but <=50% AMI)	2,969	18%	
Low income (>50% but <80% AMI)	325	2%	
Families with children	10,020	N/A	
Elderly families	2,257	N/A	
Families with Disabilities	4,859	N/A	
Race/ethnicity - White	4,708	28%	
Race/ethnicity - Black	4,400	26%	
Race/ethnicity- Am. Indian	168	<1%	
Race/ethnicity – Hispanic	5,882	35%	
Race/ethnicity - Asian	1,479	8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4,942	29%	100
2 BR	9,218	55%	325
3 BR	1,956	11%	100
4 BR	437	2%	0
5 BR	77	<1%	0
5+ BR	7	<1%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Housing Commission's goal is to maintain a 100% lease-up and occupancy rate in order to ensure that as many families as possible are served from the waiting lists. Furthermore, the Housing Commission will do an update of families on the waiting lists to verify their current

address and family status. These measures will result in expeditious processing of families as they reach the top of the wait list. We have incorporated this update into our Administrative Plan, which specifies that we will update the waiting list(s) every 12-18 months. The next update will be included in the Housing Commission's FY05 budget.

(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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Seek replacement of (35) public housing units lost to San Diego City schools under eminent domain statute.

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 903.12 (b), 903.7 (c)]

List on the following table 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 2004 grants)		
a) Public Housing Operating Fund	\$ 2,630,123	
b) Public Housing Capital Fund	\$ 1,794,696	
c) HOPE VI Revitalization	\$ N/A	
d) HOPE VI Demolition	\$ N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 106,979,356	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 470,763	
g) Community Development Block Grant	\$ N/A	
h) HOME	\$ N/A	
Other Federal Grants (list below)		
	Planned \$	Planned Uses
a) Family Self-Sufficiency Program Coordinator Grant	\$ 39,112	Section 8 supportive services
b) Resident Opportunity and Self-Sufficiency Service Coordinators	\$ 60,094	Public housing supportive services
c) Development Funds	\$ 780,093	Public housing capital improvements
d) Lead Hazard Control Grant	\$ 1,830,310	Public housing safety/security
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	Planned \$	Planned Uses
a) FY2001 Public Housing Drug Elimination Program	\$ 244,329	PH Supportive Services
b) Shelter Plus Care	\$ 733,928	Rental Assistance Disabled
c) ROSS Neighborhood Networks	\$ 99,490	PH & Section 8 Supportive Services
d) FY1999 Resident Opportunities and Self-Sufficiency Grant	\$ 26,992	PH & Section 8 Supportive Services
e) FY2000 Resident Opportunities and Self-Sufficiency Grant	\$ 321,218	PH & Section 8 Supportive Services
f) FY2001 Resident Opportunities and Self-Sufficiency Grant	\$ 201,773	PH & Section 8 Supportive Services
g) Capital Fund (500-00)	\$ 4,281	PH Capital Improvements, Safety/Security and Supportive Services
h) Capital Fund (501-01)	\$ 188,678	PH Capital Improvements, Safety/Security and Supportive Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) Capital Fund (501-02)	\$ 1,372,505	PH Capital Improvements, Safety/Security and Supportive Services
i) Family Self-Sufficiency Program Coordinator Grant	\$ 124,000	Section 8 Supportive Services
k) Moving to Work Technical Assistance	\$ 11,763	Section 8 Supportive Services
l) FFY00 Resident Opportunity and Self-Sufficiency Service Coordinators	\$ 41,513	PH & Section 8 Supportive Services
m) FFY02 Resident Opportunity and Self-Sufficiency Service Coordinators	\$ 58,217	PH & Section 8 Supportive Services
3. Public Housing Dwelling Rental Income	\$ 5,054,474	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 Welfare to Work	\$ 26,161	PH & Section 8 Supportive Services
b) SDCCD ICAN Implementation	\$ 3,196	PH & Section 8 Supportive Services
c) Family Health Centers of San Diego	\$ 25,765	PH & Section 8 Supportive Services
Total resources	\$ 123,247,480	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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 also 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)

(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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ____
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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?
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: (list below)

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
- Residents who live and/or work in the jurisdiction
- 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)

Single persons who are 62 or older, or displaced, or homeless, or a person with disabilities. Families comprised of two or more people.

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.

Date and Time

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

- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 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)

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.

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: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(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 on the following table:

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)]
7281-7289 Saranac, 7891-7899 Golfcrest, 7526-7580 Fulton St	47	Above "EIR"	
4273-4283 Juniper St	24	Above "EIR"	Note**
2615-2665 Genesee Ave	11	Above "EIR"	
2955 Boston, 2045-2049 Grand Ave	11	Above "EIR"	
4180-4182 Poplar St	9	Below "EIR"	
4479 Altadena Ave	8	Below "EIR"	
4751 33 rd St	8	Below "EIR"	
3051 54 th St	7	Below "EIR"	
391-419 Sycamore Rd	41	Below "EIR"	
281-289 Sycamore Rd	24	Below "EIR"	
2628 44 th , 2716 44 th , 3081 Hawthorn	16	Below "EIR"	
12643-12687 El Camino Real	45	Location, no public transportation	**

* Developments requiring de-concentration, as of October 14, 2003. A re-determination of developments requiring de-concentration will be conducted between June 23rd and June 27th 2004, and will be effective July 1, 2004 for FY05.

** 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):
 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)

Rental History

(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 certificate program
 Other federal or local program (list below)
State, New Construction, Project-Based

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)

Applications are available at:

- *Local Community-based organizations*
- *Public Housing Sites*
- *Website*

(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:

We issue a voucher at initial term for 120 days and a 60 day extension upon request.

(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
- Residents who live and/or work in your jurisdiction
- 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)

Families, Elderly, Disabled.

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.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 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
- 2 Other preference(s) (list below)
Families, Elderly, Disabled.

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: the pool of applicant families ensures that the PHA will meet income targeting requirements

(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)
Community-Based Organizations.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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 the 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

a. 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 (list/describe below)

San Diego County 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 in 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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to

service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete

one activity description for each development on the following chart.)

FY04 ACTIVITY UPDATE

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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: (10/15/2003)
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/15/2003 b. Projected end date of activity: 6/30/2004

Demolition/Disposition Activity Description
1a. Development name: 4118-4132 52 nd Street
1b. Development (project) number: CA16P063013
2. Activity type: Demolition <input checked="" type="checkbox"/> EMINENT DOMAIN Disposition <input type="checkbox"/>
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: 7/01/04
5. Number of units affected: 14
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/01/04 b. Projected end date of activity: 6/30/05

Demolition/Disposition Activity Description
1a. Development name: 3410-3420 43 rd Street
1b. Development (project) number: CA16P063034
2. Activity type: Demolition <input checked="" type="checkbox"/> EMINENT DOMAIN Disposition <input type="checkbox"/>
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: 7/01/04
5. Number of units affected: 10
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/01/04 b. Projected end date of activity: 6/30/05

Demolition/Disposition Activity Description
1a. Development name: 3759 Ward Road
1b. Development (project) number: CA16P063049
2. Activity type: Demolition <input checked="" type="checkbox"/> EMINENT DOMAIN Disposition <input type="checkbox"/>
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: 7/01/04
5. Number of units affected: 5
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/01/04 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 checked="" type="checkbox"/> EMINENT DOMAIN Disposition <input type="checkbox"/>
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: 7/01/04
5. Number of units affected: 6
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/01/04 b. Projected end date of activity: 6/30/05

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? ___

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:

- c. What actions will the PHA undertake to implement the program this year (list)?

Note: We are currently in the process of researching the feasibility of establishing and implementing a Section 8 Homeownership program in our area. Due to the extremely high cost of housing, it has not been possible to date. However, we are working with other jurisdictions that are operating a S8 Homeownership program in an attempt to learn from them to see how they were able to mount a viable program and to ascertain whether we can establish a program that could work in the San Diego area.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 – 2004.

During the last five year period (FY2000-2004) the Housing Commission achieved significant success in working towards the goals and objectives identified in the FY2000 – FY2004 5-Year Agency Plan. The following provides a snapshot of the progress during this period:

- ❑ **4,000 new households received Section 8 Vouchers.** During the last five year period 4, 000 new households were awarded Housing Choice Vouchers, increasing the number of households assisted to over 12,000. The Housing Commission's budget authority rose to approximately \$106 million.
- ❑ **Developed a successful marketing program to market Section 8 program to new owners.** The Housing Commission's Community Relations department worked together with the Section 8 department to develop a plan to encourage and identify new owners to participate in the Section 8 program. This program proved to be highly successful in attracting new owners to the program and is now considered a nationwide model for other housing agencies to follow. These efforts also resulted in improved tenant-landlord relations as new owners and residents praised the newly streamlined Section 8 program. In addition, the Housing Commission created a Rental Assistance Owner Liaison position so that owners would have a person to contact directly with their questions and/or concerns.
- ❑ **Established a direct deposit program for owners, enhancing the existing program.**
- ❑ **Developed a quarterly newsletter called "Viewpoint" targeted specifically to owners.** This newsletter is distributed quarterly to approximately 5,000 landlords who are participants in the Section 8 program. The newsletter is designed to provide owners with program information and guidelines. Each issue also contains a human-interest story that highlights how the program has affected a participant (owner or resident) in a positive way. This makes the newsletter more interesting so it doesn't just focus on rules and regulations.

- ❑ **Maintained a SEMAP score in the range of 90-100% during this period.**
- ❑ **3,000 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 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. These programs augment the Commission’s Section 8 and public housing programs in an effort to provide additional affordable housing opportunities to San Diegans in need of housing.
- ❑ **601 Families were moved from low poverty areas of the City.** The Fair Housing Council in conjunction with the Commission moved 601 families from highly concentrated low poverty areas into other less concentrated areas of the City through its “Community Opportunities Program.” The Fair Housing Council in conjunction with the San Diego Housing Commission provides access and supportive services to families to increase their fair housing opportunities within the City.
- ❑ **Provided technical assistance to 340 small businesses.** Through the Housing Commission’s Equal Opportunity and Contracting department, technical assistance was provided to approximately 340 small businesses during the reporting period. This exceeded our established goal of assisting a minimum of 250 small businesses.
- ❑ **Developed a contract/contractor tracking system.** This was accomplished through the Commission’s implementation of PeopleSoft software and its accompanying enhancements.

The San Diego Housing Commission receives federal funds through the the Capital Funds Program to enhance the quality of life at our public housing units and to improve the living environment of low-income families. The following is a list of projects completed over the past five years:

- ❑ **Performed significant exterior and interior building repairs.** During the last five years the Housing Commission performed exterior/interior building repairs at 180 units of public housing sites. The roofs were replaced at 515 units of public housing. Significant work was done to repair and repave the parking lots at 95 units.
- ❑ **Enhancement of Security.** In order to enhance security for our residents, security screen doors were installed at 254 units.
- ❑ **Fencing replacement at 46 units**
- ❑ **Improved the livability of units.** In order to improve the livability of units, air

conditioners were installed in 296 units. In addition, the kitchen and bathrooms were rehabilitated at 69 units.

- ❑ **Landscaping and other exterior improvements.** The fencing was replaced at 46 units. Exterior wall light fixtures replacement at 50 units. Irrigation modernization at 42 units, as well as landscape upgrades at 242 units. The exterior of 526 units was painted and repaired. Color Coating/Stucco replacement at 50 units. The doors at 154 units were replaced.
- ❑ **Weather related repairs.** Rain gutters were installed at 55 units.
- ❑ **Termite Removal.** Termite extermination at 87 units.
- ❑ **Site concrete replacement at 138 units.**
- ❑ **Miscellaneous improvements.** Electrical enclosures reconstructed at 50 units. In order to make our sites safe for kids to play, playground repair/replacement took place at 45 units. Stairway system removal/repair at 97 units. Replace water heaters at 32 units

In order to promote self-sufficiency and asset development of families and individuals, the following significant activities took place during the last five-year period:

- ❑ **An enrollment of 625 families was maintained in the Family Self-Sufficiency Program.** Outreach was conducted to 100% of Section 8 and Public Housing residents through direct mailings, newsletters, distribution of flyers). FSS orientations were held weekly at easily accessible locations throughout the City. Over 250 FSS participants have successfully completed the FSS program.
- ❑ **100% of FSS participants received access to individualized case management.** This was accomplished through linkages and referrals to supportive services such as childcare, transportation, book scholarships, assessments, job skills training and work preparation.
- ❑ **350 FSS participants attended a 2-day Career Planning Workshop.** In addition, Career assessments were conducted in-home and at Learning Opportunity Centers. Individual assessments were performed by a graduate intern using CHOICES software.
- ❑ **60% of FSS participants established escrow accounts.** The Housing Commission assisted FSS participants in setting up escrow accounts in their behalf. During the reporting period, 260 interim withdrawals from escrow accounts were granted in order to assist participants in overcoming barriers related to their career-related goals.
- ❑ **Provided on-site youth enrichment programming and academic tutoring.** On-site

services were offered at Learning Opportunity Centers (LOC) at seven Public Housing sites. LOC services included ESL / ABE classes, computer instruction, youth enrichment programming and academic tutoring.

- ❑ **Provided in-home career assessments.** Job development and career assessments were conducted on an in-home basis to Public Housing families through the ROSS Bridges I and II programs.
- ❑ **Assisted individuals through the Moving to Work Program.** 22 Public Housing families and 50 Section 8 families were served through the Moving to Work (MTW) program. An on-site Learning Opportunity Center was provided for Public Housing MTW families. LOC services included ESL / ABE classes, computer coaching, youth enrichment programming and academic tutoring. An escrow account was established for each MTW family, with an option to borrow for work-related expenses.

The Housing Commission's public housing program accomplished the following during the FY2000 – FY2004 period:

- ❑ **Created quarterly newsletter “Good Neighbor.”** This newsletter is mailed to all residents on a quarterly basis. The newsletter, in its third year, has proven to be very popular with residents. The newsletter provides residents with updates on various capital improvement projects utilizing Capital Funds; provides safety tips; and contains a “Meet Your Neighbor” section to help residents get to know each other.
- ❑ **Provided Customer Service Training to all staff.** A formalized process was put into place to provide customer service training to all staff. As part of this process, staff worked with residents to create a resident feedback "*Comment Card*" to provide residents with another tool to voice their concerns and comments. A "*Resident Satisfaction Questionnaire*" was also created to assess problems and areas for improvement.
- ❑ **Resident Orientation Handbook.** The Resident Orientation Handbook was revised and updated in this last cycle. The handbook was developed as a tool to provide useful information to new residents moving into public housing.
- ❑ **Community Service Implemented.** The community service requirement was implemented in October 2003. The Housing Commission has contracted with *Volunteer San Diego*, a local organization to assist residents in their search for volunteer opportunities to fulfill the requirement. *Volunteer San Diego* coordinates a network of volunteers who feed the homeless, serves seniors and read to children, among other volunteer activities.
- ❑ **Improved information through electronic technology.** Public housing site information is regularly published on the Housing Commission's web page.

- ❑ **Vacancy rate reduced.** The vacancy rate in public housing was reduced from 1.60% to 1.36% (this is a 5 year average and to date).
- ❑ **Implemented mail in recertification process for Elderly and Disabled.**

In addition to the above activities, the Housing Commission also applied for and received numerous grants for its Resident Services and Family Self-Sufficiency programs.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan:

The San Diego Housing Commission has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 24 CFR Part 903.7(r).

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

b. Significant Amendment or Modification to the Five Year or Annual Plan:

- **Change to rent or admission policies;**
- **Change to the organization of the waiting list;**
- **Changes to tenant selection criteria;**
- **Addition of new activities under a component (e.g., plan to dispose of public housing units not previously included in the Annual Plan, any change in homeownership programs or conversion activities);**
- **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 modification for purposes of the PHA Agency Plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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 to be provided in an attachment form after public hearing in February 2004*

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Alice Tumminia and Leeandrus Knight

Method of Selection:

Appointment

The term of appointment is (include the date term expires): **Two years – 3/1/06**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): *Dick Murphy, Mayor of the City of San Diego*

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) – City of San Diego

a. 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 on its waiting list on the needs expressed in the Consolidated Plan/s.
- 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)
- Other: (list below)

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

The following are significant elements of the City's affordable housing strategy as described in detail in the Consolidated Plan. The Consolidated Plan supports the PHA Plan in a variety of different ways. One of the main goals of the Plan (stated below) directly supports the PHA Plan. The other described activities in the Consolidated Plan demonstrate how public, nonprofit and private partnerships are meeting Federal Statutory Goals related to the provision of affordable housing.

GOAL [From the FY04 Consolidated Plan] - Provide rental assistance to alleviate housing cost burden, including severe cost burden, experienced by lower-income households with incomes less than eighty percent (80%) of Median Area Income (MAI):

- To provide improved living conditions for extremely low and low-income families while maintaining their rent payments at an affordable level;
- To promote freedom of housing choice and spatial deconcentration of lower income and minority families;
- To provide decent, safe and sanitary housing for participants; and
- To provide incentives to private property owners to rent to low-income families by offering timely assistance payments.

There are several other programs the Housing Commission operates which promote family self-sufficiency or target special purpose populations within the community.

Shelter Plus Care: The recipient population consists of 157 homeless individuals and families who are hardest to house as they are chronically homeless and mentally ill, substance abusers and/or are HIV/AIDS positive.

Non-Elderly Persons with Disabilities: This program serves families that have a member with a mental disability and are dually diagnosed under the age of sixty-two (62). They are case managed by nonprofit community-based organizations.

Use this section to provide any additional information requested by HUD. – N/A.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **103** units in the following census tracts:

<u># OF UNITS</u>	<u>CENSUS TRACT</u>
23	25.02
12	51
2	91.05
25	34.01
10	39
3	21
8	68
17	27.04
3	17

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NOT REQUIRED FOR FY05	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	grants.	Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

ATTACHMENT – A (ca063a05)

Deconcentration Analysis and Policy

DECONCENTRATION OF POVERTY AND INCOME-MIXING

(Implementation shall occur beginning 7-01-2002)

The San Diego Housing Commission's Public Housing admission policy is designed to provide for deconcentration of poverty and mixing higher income tenants with lower income tenants and vice versa.

Annual Review of Tenant Characteristics

The SDHC will determine and compare the relative tenant incomes of each covered development and the average annual income of all families at these developments.

Upon analyzing its findings the SDHC will apply the policies, measures and incentives to bring higher income families into lower income developments and lower income families into higher income developments.

Agency-wide average annual income is established by averaging the annual income of all residents at all covered developments.

Definition of lower income development: The average annual income of the development is 85% or below that of the Agency-wide average.

Definition of higher income development: The average annual income of the development is 115% or above that of the Agency-wide average.

The SDHC will reserve at least 40% percent of new admissions to its public housing program in each fiscal year for "extremely-low" income families (30% below MAI) and the remaining 60% percent of new admissions for "low-income" families (31-80% of Median Area Income).

In regard to income mixing, and not admissions, there is no specific percentage target, but the SDHC's income-mixing goals will be consistently furthered.

In order to further deconcentration efforts the SDHC may skip over low-income families on the waiting list to select higher income families for lower income developments and may skip over high-income families on the waiting list to select lower income families for higher income developments.

SDHC Incentives for Higher and Lower Income Families

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the SDHC may offer the following incentives for higher income families (above 30% of MAI) moving into lower income developments and for lower income families (below 30% MAI) moving into higher income developments.

SDHC will approve a transfer request to another development of the family's preference after one year of occupancy at a development designated for deconcentration. (such transfers will be based on date order of similar requests received).

After a third referral for housing the SDHC will offer a choice of any lower-income development to a family with an income above 30% of Median Area Income, or a choice of any higher-income development to a family with an income below 30% of Median Area Income.

The SDHC may offer two (2) months free rent.

The SDHC may offer larger bedroom sizes to smaller families.

The SDHC's goal is to further deconcentration by proactively mixing incomes of households residing in particular public housing developments. Family self-sufficiency efforts for current residents may help in attaining this goal.

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.

Note: The "Moving to Work" demonstration program will end on December 31, 2003. The average annual income at this development is currently outside the "established income range", the development will no longer be excluded from deconcentration.

- 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 - (ca063b05) 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. CA16PO63-501-04 Replacement Housing Factor Grant No.:		Federal FY of Grant: 04
<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	\$ -			
2	1406 Operations	\$ 128,505.00			
3	1408 Management Improvements	\$ 356,352.00			
4	1410 Administration	\$ 216,082.00			
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ -			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 340,212.00			
10	1460 Dwelling Structures	\$ 915,869.00			
11	1465.1 Dwelling Equipment - Non-expendable	\$ -			
12	1470 Non-Dwelling Structures	\$ -			
13	1475 Non-Dwelling Equipment	\$ 60,000.00			
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ 143,800.00			
18	1499 Development Activities	\$ -			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,160,820.00	\$ -	\$ -	\$ -
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			
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. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-013	a) Install fence	1450	1 Site	\$ 1,500.00				
	b) Install retaining wall	1450	1 Site	\$ 5,000.00				
	c) Install site drain	1450	6 Sites	\$ 36,000.00				
	d) Relocation	1495	6 Sites	\$ 36,000.00				
	e) Repair/replace exterior trim and paint	1460	6 Sites	\$ 60,000.00				
	f) Repair/replace sewer line	1450	1 Site	\$ 900.00				
	g) Replace chain link fence	1450	2 Sites	\$ 11,300.00				
	h) Replace deck surface	1460	6 Sites	\$ 22,800.00				
	i) Replace fencing	1450	1 Site	\$ 5,200.00				
	j) Replace garage roof	1460	6 Sites	\$ 22,800.00				
	k) Termite extermination	1460	6 Sites	\$ 24,000.00				
		Sub-Total			\$ 225,500.00	\$ -	\$ -	\$ -
CA 16-014	a) Landscape upgrades	1450	1 Site	\$ 75,812.00				
	Sub-Total			\$ 75,812.00	\$ -	\$ -	\$ -	
CA 16-021	a) Replace chain link fencing	1450	1 Site	\$ 1,200.00				
	Sub-Total			\$ 1,200.00	\$ -	\$ -	\$ -	
CA 16-022	a) Install wrought iron fencing	1450	1 Site	\$ 20,000.00				
	Sub-Total			\$ 20,000.00	\$ -	\$ -	\$ -	
CA 16-024	a) Repair and seal asphalt parking lot	1450	1 Site	\$ 24,000.00				
	b) Replace water boilers	1460	1Site	\$ 8,000.00				
	Sub-Total			\$ 32,000.00	\$ -	\$ -	\$ -	
CA 16-027	a) Repipe water supply line	1450	1 Site	\$ 2,000.00				
	Sub-Total			\$ 2,000.00	\$ -	\$ -	\$ -	
CA 16-035	a) Landscape upgrades	1450	1 Site	\$ 48,000.00				
	Sub-Total			\$ 48,000.00	\$ -	\$ -	\$ -	
CA 16-039	a) Repair and seal parking lot	1450	1 Site	\$ 50,000.00				
	Sub-Total			\$ 50,000.00	\$ -	\$ -	\$ -	

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. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-040	a) Upgrades kitchens	1460	1 Site	\$ 198,000.00				
	b) Upgrade bathrooms	1460	1 Site	\$ 124,269.00				
	c) Repair stucco	1460	1 Site	\$ 16,700.00				
	d) Repipe water supply line	1450	1 Site	\$ 21,000.00				
	e) Replace concrete sidewalks	1450	1 Site	\$ 21,300.00				
	f) Relocation	1495	1 Site	\$ 44,800.00				
	Sub-Total				\$ 426,069.00	\$ -	\$ -	\$ -
CA 16-050	a) Replace wood fencing (44' x 88')	1450	1 Site	\$ 17,000.00				
	Sub-Total			\$ 17,000.00	\$ -	\$ -	\$ -	
CA 16-055	a) Kitchen upgrades	1460	2 Sites	\$ 215,000.00				
	b) Relocation	1495	2 Sites	\$ 35,000.00				
	Sub-Total			\$ 250,000.00	\$ -	\$ -	\$ -	
CA 16-058	a) Upgrade Kitchens	1460	1 Site	\$ 120,000.00				
	b) Upgrade bathrooms	1460	1 Site	\$ 80,000.00				
	c) Repair/replace exterior trim and paint	1460	1 Site	\$ 24,300.00				
	e) Relocation	1495	1 Site	\$ 28,000.00				
	Sub-Total			\$ 252,300.00	\$ -	\$ -	\$ -	
				\$ 1,399,881.00				

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. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide Management Improvements	a) Computer Instruction	1408						
	b) Resident development	1408		\$ 35,000.00				
	c) Senior Resident Initiatives Coordinator (force acct.)	1408		\$ 160,321.00				
	d) Supv. Resident Initiatives Coordinator (force acct.)	1408		\$ 153,031.00				
	e) Transportation	1408		\$ -				
	f) Youth Diversionary Programs	1408		\$ 8,000.00				
	Sub-Total				\$ 356,352.00	\$ -	\$ -	\$ -
PHA Wide Admin	a) Administration	1410		\$ 216,082.00				
	Sub-Total			\$ 216,082.00	\$ -	\$ -	\$ -	
PHA Wide Fees & Costs	a) A&E (In House Inspections)	1430		\$ -				
	Sub-Total			\$ -	\$ -	\$ -	\$ -	
PHA Wide Non-Dwelling Equipment	Maintenance vehicles, tools, equipment, and communications equipment.	1475		\$ 60,000.00				
	Sub-Total			\$ 60,000.00	\$ -	\$ -	\$ -	
PHA Wide Operations	a) Operations	1406		\$ 128,505.00				
	Sub-Total			\$ 128,505.00	\$ -	\$ -	\$ -	
				\$ 2,160,820.00				

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

PHA Name: San Diego Housing Commission	Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-04 Replacement Housing Factor Grant No.:
--	---

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
CA 16-013						
CA 16-014						
CA 16-015						
CA 16-016						
CA 16-017						
CA 16-018						
CA 16-020						
CA 16-022						
CA 16-023						
CA 16-024						
CA 16-026						
CA 16-028						
CA 16-032						
CA 16-033						
CA 16-035						
CA 16-039						
CA 16-040						
CA 16-043						
CA 16-046						
CA 16-049						
CA 16-050						
CA 16-055						
CA 16-059						
CA 16-063						

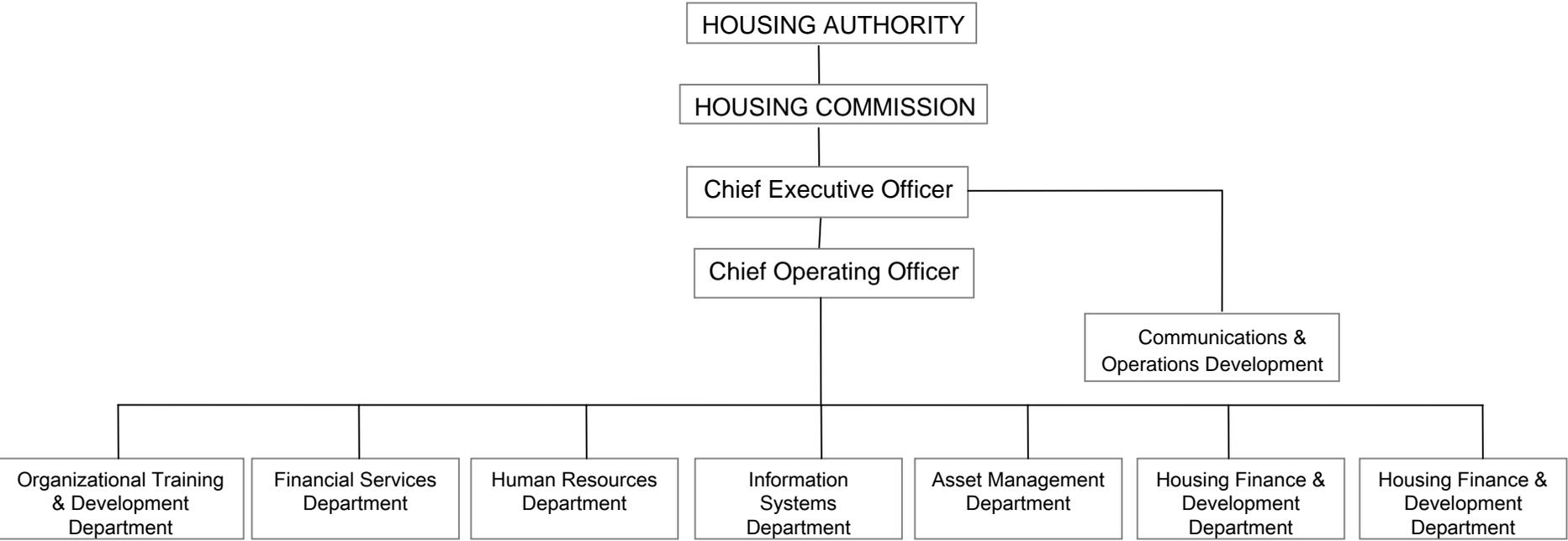
PVH Wide Management Improvements						
PHA Wide Administration						
PHA Wide Fees and Costs						
PHA Wide Non-Dwelling Equipment						
PHA Wide Operations						

Federal FY of Grant:

04

Reasons for Revised Target Dates

ATTACHMENT C – (ca063c05)
San Diego Housing Commission
FY04 Organization Chart



Approved: _____

Carrol M. Vaughan

Date: _____

ATTACHMENT D - (ca063d05) - 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: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008	
	Annual Statement					
016-013		\$ 208,800.00	\$ 208,800.00	\$ 208,800.00	\$ 384,690.00	
016-014		\$ 244,500.00	\$ 168,280.00	\$ 326,000.00	\$ 482,467.00	
016-015		\$ 34,000.00	\$ 33,700.00	\$ 61,200.00	\$ 8,700.00	
016-016		\$ 102,200.00	\$ 33,000.00	\$ 33,000.00	\$ 15,500.00	
016-017		\$ 4,800.00	\$ 31,100.00	\$ 18,000.00	\$ 2,600.00	
016-018		\$ 78,000.00	\$ 131,729.00	\$ 83,200.00	\$ 251,100.00	
016-019		\$ 27,000.00	\$ 44,000.00	\$ 23,400.00	\$ 24,050.00	
016-020		\$ 61,400.00	\$ 48,000.00	\$ 28,000.00	\$ 25,040.00	
016-021		\$ 32,000.00	\$ 77,000.00	\$ 32,000.00	\$ 51,300.00	
016-022		\$ 51,000.00	\$ 131,200.00	\$ 32,000.00	\$ 19,800.00	
016-023		\$ 148,000.00	\$ 53,000.00	\$ 48,000.00	\$ 45,360.00	
016-024		\$ 72,400.00	\$ 79,340.00	\$ 72,000.00	\$ 7,750.00	
016-025		\$ 124,000.00	\$ 52,250.00	\$ 57,200.00	\$ 9,774.00	
016-026		\$ 24,000.00	\$ 50,250.00	\$ 44,000.00	\$ 8,500.00	
016-027		\$ 168,500.00	\$ 48,225.00	\$ 14,400.00	\$ 92,400.00	
016-028		\$ 122,430.00	\$ 152,000.00	\$ 205,600.00	\$ 51,600.00	
016-030		\$ 196,000.00	\$ 215,560.00	\$ 64,000.00	\$ 182,700.00	
016-031		\$ 298,800.00	\$ 19,000.00	\$ 38,000.00	\$ 8,326.00	
016-032		\$ 20,000.00	\$ 20,000.00	\$ 80,000.00	\$ 30,300.00	
016-033		\$ 239,000.00	\$ 84,000.00	\$ 98,000.00	\$ 80,800.00	
016-034		\$ 36,000.00	\$ 112,000.00	\$ 41,600.00	\$ -	
016-035		\$ 80,000.00	\$ 80,000.00	\$ 160,000.00	\$ 261,360.00	
016-037		\$ 124,000.00	\$ 98,000.00	\$ 48,000.00	\$ 9,250.00	
016-038		\$ 74,000.00	\$ 96,450.00	\$ 140,000.00	\$ 28,000.00	
016-039		\$ 150,000.00	\$ 74,272.00	\$ 200,000.00	\$ 20,800.00	
016-040		\$ 195,495.00	\$ 206,800.00	\$ 51,200.00	\$ 25,500.00	
016-043		\$ 22,000.00	\$ 25,000.00	\$ 122,000.00	\$ 8,640.00	
016-044		\$ 294,000.00	\$ 97,000.00	\$ 94,000.00	\$ 37,800.00	
016-046		\$ 58,200.00	\$ 25,000.00	\$ 14,000.00	\$ 10,400.00	
016-047		\$ 217,000.00	\$ 60,000.00	\$ 90,000.00	\$ 105,050.00	

ATTACHMENT D - (ca063d05) - 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: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008	
	Annual Statement					
016-048		\$ 110,000.00	\$ 40,000.00	\$ 10,000.00	\$ 1,950.00	
016-049		\$ 86,000.00	\$ 83,000.00	\$ 86,000.00	\$ 29,610.00	
016-050		\$ 84,000.00	\$ 38,000.00	\$ 84,000.00	\$ 7,500.00	
016-055		\$ 228,000.00	\$ 237,150.00	\$ 64,000.00	\$ 5,700.00	
016-057		\$ 8,000.00	\$ 52,000.00	\$ 16,000.00	\$ 13,900.00	
016-058		\$ 128,000.00	\$ 106,000.00	\$ 56,000.00	\$ 23,700.00	
016-059		\$ 24,000.00	\$ 48,000.00	\$ 84,000.00	\$ 12,250.00	
016-060		\$ 26,000.00	\$ 16,000.00	\$ 16,000.00	\$ 5,250.00	
016-063		\$ 20,000.00	\$ 29,000.00	\$ 20,000.00	\$ 6,500.00	
PHA Wide Physical Improvements		\$ 1,204,804.00	\$ 2,255,554.00	\$ 2,255,554.00	\$ 2,255,554.00	
PHA Wide Management Improvements		\$ 2,530,252.00	\$ 2,530,252.00	\$ 2,530,252.00	\$ 2,530,252.00	
CFP Funds Listed for 5- year planning		\$ 7,956,581.00	\$ 7,989,912.00	\$ 7,749,406.00	\$ 7,181,723.00	
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 2005 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 16-013/Scattered Sites	Site concrete/asphalt replacement	\$ 116,000.00	CA 16-013/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
	CA 16-014/Belden Village	Site concrete/asphalt replacement	\$ 81,500.00	CA 16-014/Belden Village	Site concrete/asphalt replacement	\$ 81,500.00
		Repair surface/color coat stucco	\$ 81,500.00		Handrails	\$ 5,280.00
		Upgrade plumbing	\$ 81,500.00		Upgrade plumbing	\$ 81,500.00
	CA 16-015/Chamoune Apts.	Replace flooring	\$ 34,000.00	CA 16-015/Chamoune Apts.	Replace roof	\$ 10,000.00
	CA 16-016/Genesse Apts.	Repair interior surfaces/paint	\$ 2,200.00		Repair interior surfaces/paint	\$ 3,700.00
		Upgrade playground	\$ 100,000.00		Security	\$ 20,000.00
	CA 16-017/4390 Maple Apts.	Electrical Upgrade	\$ 4,800.00	CA 16-016/Genesse Apts.	Upgrade bathrooms	\$ 33,000.00
	CA 16-018/Meade & First	Repair surface/color coat stucco	\$ 52,000.00			
		Replace fencing	\$ 26,000.00	CA 16-017/4390 Maple Apts.	Repair exterior surface/paint	\$ 3,600.00
					Repair surface/color coat stucco	\$ 7,500.00
					Security	\$ 20,000.00
				CA 16-018/Meade & First	Repair surface/color coat stucco	\$ 52,000.00
					Upgrade kitchens	\$ 59,729.00
					Security	\$ 20,000.00
	Total CFP Estimated Cost		\$ 672,300.00	Total CFP Estimated Cost		\$ 606,609.00

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 2005 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 16-019/4180-2 Poplar Apts.	Replace fencing	\$ 9,000.00	CA 16-019/4180-2 Poplar Apts.	Electrical upgrade	\$ 4,200.00
		Repair surface/color coat stucco	\$ 18,000.00		Replace flooring	\$ 18,000.00
	CA 16-020/2734 - 44th Street	Replace fencing	\$ 61,400.00		Replace windows	\$ 1,800.00
	CA 16-021/44th & Hawthorne Apts.	Upgrade kitchens	\$ 32,000.00		Security	\$ 20,000.00
	CA 16-022/1399 Hollister Apts.	Site concrete/asphalt replacement	\$ 40,000.00	CA 16-020/2734 44th Street	Repair surface/color coat stucco	\$ 28,000.00
		Plumbing upgrade	\$ 7,000.00		Security	\$ 20,000.00
		Repair/paint interior surfaces	\$ 4,000.00	CA 16-021/44th & Hawthorne Apts.	Upgrade bathrooms	\$ 48,000.00
	CA 16-023/4273-83 Juniper Street	Replace fencing	\$ 48,000.00		Repair exterior surface/paint	\$ 9,000.00
		Upgrade playground	\$ 100,000.00		Security	\$ 20,000.00
	CA 16-024/Sycamore Rd. East	Replace exterior doors	\$ 8,000.00	CA 16-022/1399 Hollister Apts.	Electrical upgrade	\$ 11,200.00
		Site concrete/asphalt replacement	\$ 14,400.00		Security	\$ 20,000.00
		Upgrade playground	\$ 50,000.00		Upgrade playground	\$ 100,000.00
				CA 16-023/4273-83 Juniper St.	Site concrete/asphalt replacement	\$ 48,000.00
					Security	\$ 5,000.00
				CA 16-024/Sycamore Rd. East	Replace flooring	\$ 21,865.00
					Electrical upgrade	\$ 19,200.00
					Heating system upgrade	\$ 18,275.00
					Security	\$ 20,000.00
	Total CFP Estimated Cost		\$ 391,800.00	Total CFP Estimated Cost		\$ 432,540.00

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 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 16-025 Sycamore Rd. West	Upgrade kitchens	\$ 30,000.00	CA 16-025 Sycamore Rd. West	Replace flooring	\$ 44,000.00
		Repair surface/color coat stucco	\$ 44,000.00		Security	\$ 8,250.00
		Upgrade playground	\$ 50,000.00	CA 16-026/Cardinal Naples & Rachel	Replace flooring	\$ 22,000.00
	CA 16-026/Cardinal, Naples & Rachel	Repair/paint interior surfaces	\$ 13,000.00		Security	\$ 20,000.00
		Replace fencing	\$ 11,000.00		Electrical upgrade	\$ 8,250.00
	CA 16-027/Grove Ave. Apts.	Replace water heater room doors	\$ 4,600.00	CA 16-027/Grove Ave. Apts.	Site concrete/asphalt replacement	\$ 18,000.00
		Upgrade bathrooms	\$ 27,000.00		Security	\$ 8,100.00
		Replace roof	\$ 9,900.00		Replace interior doors	\$ 4,500.00
		Upgrade playground	\$ 100,000.00		Plumbing upgrade	\$ 2,625.00
		Upgrade kitchens	\$ 18,000.00		Repair surface/color coat stucco	\$ 11,250.00
		Electrical Upgrade	\$ 9,000.00		Replace entry doors	\$ 3,750.00
	CA 16-028/Vista Apts.	Replace exterior doors	\$ 16,830.00	CA 16-028/Vista Apts.	Security	\$ 20,000.00
		Replace fencing	\$ 105,600.00		Repair surface/color coat stucco	\$ 132,000.00
	CA 16-030/Santa Margarita Ave.	Repair surface/color coat stucco	\$ 64,000.00	CA 16-030/Santa Margarita Ave.	Repair exterior surface/paint	\$ 51,560.00
		Replace fencing	\$ 32,000.00		Replace roof	\$ 100,000.00
		Upgrade playground	\$ 100,000.00		Replace flooring	\$ 64,000.00
	Total CFP Estimated Cost		\$ 634,930.00	Total CFP Estimated Cost		\$ 518,285.00

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 2005 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 16-031 Sycamore Rd. West	Repair exterior surface/paint	\$ 11,400.00	CA 16-031 Sycamore Rd. West	Replace fencing	\$ 19,000.00
		Replace flooring	\$ 49,400.00	CA 16-032/Juniper & Sumac Apts.	Security	\$ 20,000.00
		Repair surface/color coat stucco	\$ 38,000.00			
		Upgrade kitchens	\$ 200,000.00	CA 16-033/Sycamore Rd. North	Security	\$ 6,000.00
	CA 16-032/Juniper & Sumac Apts.	Replace fencing	\$ 20,000.00		Replace flooring	\$ 60,000.00
					Electrical upgrade	\$ 18,000.00
	CA 16-033/Sycamore Rd. North	Repair surface/color coat stucco	\$ 23,000.00	CA 16-034/43rd & Van Dyke	Repair surface/color coat stucco	\$ 40,000.00
		Replace fencing	\$ 24,000.00		Electrical upgrade	\$ 12,000.00
		Upgrade kitchens	\$ 120,000.00		Upgrade bathrooms	\$ 48,000.00
		Upgrade bathrooms	\$ 36,000.00		Heating system upgrade	\$ 12,000.00
		Install subfloor and tile	\$ 30,000.00	CA 16-035/Belden Village	Site concrete/asphalt replacement	\$ 40,000.00
		Replace water heaters	\$ 6,000.00		Upgrade plumbing	\$ 40,000.00
	CA 16-034/43rd & Van Dyke	Replace roof	\$ 17,600.00			
		Security	\$ 2,400.00	CA 16-037/4131 Maryland St.	Repair surface/color coat stucco	\$ 48,000.00
		Replace fencing	\$ 16,000.00		Security	\$ 50,000.00
	CA 16-035/Belden Village	Site concrete/asphalt replacement	\$ 40,000.00	CA 16-038/78 Calle Primera	Repair exterior surface/paint	\$ 42,000.00
		Upgrade plumbing	\$ 40,000.00		Security	\$ 52,500.00
	CA 16-037/4131 Maryland St.	Replace fencing	\$ 24,000.00		Dumpster doors	\$ 1,950.00
		Upgrade playground	\$ 100,000.00	CA 16-039/Cargil Apts.	Replace flooring	\$ 68,000.00
					Security	\$ 6,272.00
	Total CFP Estimated Cost		\$ 797,800.00	Total CFP Estimated Cost		\$ 583,722.00

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 2005 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 6-038/178 Calle Primera	Replace fencing	\$ 70,000.00	CA 16-040/Grove Apts.	Security	\$ 28,800.00
		Resident manager office upgrades	\$ 4,000.00		Replace interior doors	\$ 16,000.00
	CA 16-039/Cargil Apts.	Replace fencing	\$ 50,000.00		Plumbing upgrade	\$ 64,000.00
		Repair surface/color coat stucco	\$ 100,000.00		Site concrete/asphalt replacement	\$ 32,000.00
	CA 16-040/Grove Ave. Apts.	Replace water heater room doors	\$ 16,320.00		Replace entry doors	\$ 16,000.00
		Site concrete/asphalt replacement	\$ 35,200.00		Upgrade playground	\$ 50,000.00
		Upgrade bathrooms	\$ 37,975.00	CA 16-043/Boston & Grand	Repair exterior surface/paint	\$ 25,000.00
		Upgrade kitchens	\$ 16,000.00			
		Electrical Upgrade	\$ 26,000.00	CA 16-044/Saranac, Golfcrest & Fulton	Repair surface/color coat stucco	\$ 47,000.00
		Repair surface/color coat stucco	\$ 64,000.00		Security	\$ 50,000.00
	CA 16-043/Boston & Grand	Repair surface/color coat stucco	\$ 22,000.00	CA 16-046/3051 54th St.	Security	\$ 25,000.00
	CA 16-044/Saranac, Golfcrest & Fulton	Repair surface/color coat stucco	\$ 47,000.00	CA 16-047/12643-12687 El Camino	Playground upgrades	\$ 20,000.00
		Replace fencing	\$ 47,000.00		Security	\$ 20,000.00
		Upgrade playground	\$ 200,000.00		Landscape upgrades	\$ 20,000.00
	CA 16-046/3051 54th St.	Repair surface/color coat stucco	\$ 47,000.00	CA 16-048/2883 Boston	Repair exterior surface/paint	\$ 20,000.00
		Replace fencing	\$ 11,200.00		Security	\$ 20,000.00
	CA 16-047/12643-12687 El Camino	Repair exterior surface/paint	\$ 27,000.00	CA 16-049/33rd, 38th, 45th, Cherokee & Ward	Security	\$ 40,000.00
		Repair surface/color coat stucco	\$ 90,000.00		Replace fencing	\$ 43,000.00
		Upgrade playground	\$ 100,000.00	CA 16-050/30th, 45th, Bancroft & Cherokee	Security	\$ 38,000.00
	Total CFP Estimated Cost		\$ 1,010,695.00	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: __2__ FFY Grant 2005 PHA FY: 2005			Activities for Year: __3__ FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	CA 16-048/2883 Boston	Repair surface/color coat stucco	\$ 10,000.00	CA 16-055/32nd, Arizona, Eastman & Levant	Site concrete/asphalt replacement	\$ 64,000.00
		Upgrade playground	\$ 100,000.00		Repair exterior surface/paint	\$ 38,400.00
	CA 16-049/33rd, 38th, 45th, Cherokee & Ward	Repair surface/color coat stucco	\$ 86,000.00		Replace roof	\$ 15,750.00
	CA 16-050/30th, 45th Bancroft & Cherokee	Repair surface/color coat stucco	\$ 84,000.00		Site concrete/asphalt replacement	\$ 5,000.00
	CA 16-055/32nd, Arizona, Eastman & Levant	Site concrete/asphalt replacement	\$ 64,000.00		Repair balconies	\$ 30,000.00
		Repair surface/color coat stucco	\$ 64,000.00		Repair surface/color coat stucco	\$ 64,000.00
		Upgrade playground	\$ 100,000.00		Security	\$ 20,000.00
	CA 16-057/4479 Altadena	Replace fencing	\$ 8,000.00	CA 16-057/4479 Altadena	Repair surface/color coat stucco	\$ 16,000.00
	CA 16-058/Alabama & Market	Replace fencing	\$ 28,000.00		Security	\$ 36,000.00
		Upgrade playground	\$ 100,000.00	CA 16-058/Alabama & Market	Repair surface/color coat stucco	\$ 56,000.00
	CA 16-059/Mira Mesa/Averil	Replace fencing	\$ 24,000.00		Security	\$ 50,000.00
	CA 16-060/4751 33rd	Replace roof	\$ 11,000.00	CA 16-059/Mira Mesa/Averil	Repair surface/color coat stucco	\$ 48,000.00
		Security	\$ 15,000.00			
	CA 16-063, 30th & 36th	Repair surface/color coat stucco	\$ 20,000.00	CA 16-060/4751 33rd St.	Repair surface/color coat stucco	\$ 16,000.00
	PHA Wide Physical Improvements	Maintenance tools/vehicles	\$ 123,000.00	CA 16-063/30th & 36th	Repair exterior surface/paint	\$ 6,000.00
		In-house inspections	\$ 256,804.00		Security	\$ 10,000.00
		Sliding screen door threshold	\$ 250,000.00		Replace roof	\$ 13,000.00
		Sliding screen doors	\$ 125,000.00	PHA Wide Physical Improvements	Maintenance tools/vehicles	\$ 123,000.00
		Drapery/blinds	\$ 200,000.00		In house inspections	\$ 256,804.00
		Improve Learning Opportunity Centers	\$ 250,000.00		Sliding screen doors	\$ 125,000.00
					Refrigerators	\$ 560,400.00
					Sliding screen door threshold	\$ 250,000.00
					Drapery/blinds	\$ 200,000.00
	Total CFP Estimated Cost		\$ 1,918,804.00	Total CFP Estimated Cost		\$ 2,003,354.00

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 2005 PHA FY: 2005			Activities for Year: <u> 3 </u> FFY Grant 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA Wide Management Improvements	Computer Instruction	\$ 200,000.00		Replace Stoves	\$ 490,350.00
		Resident Development	\$ 247,604.00		Improve Learning Opportunity Centers	\$ 250,000.00
See Annual Statement		Sr. Resident Initiatives Coordinator	\$ 481,504.00	PHA Wide Management Improvements	Computer Instruction	\$ 200,000.00
		Supv. Sr. Resident Initiatives Coordinators	\$ 527,200.00		Resident Development	\$ 247,604.00
		Transportation	\$ 20,000.00		Sr. Resident Initiatives Coordinator	\$ 481,504.00
		Youth Diversionary Programs	\$ 253,944.00		Supv. Sr. Resident Initiatives Coordinators	\$ 527,200.00
		Computer Upgrades	\$ 800,000.00		Transportation	\$ 20,000.00
					Youth Diversionary Programs	\$ 253,944.00
					Computer Upgrades	\$ 800,000.00
	Total CFP Estimated Cost		\$ 2,530,252.00	Total CFP Estimated Cost		\$ 3,270,602.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA 16-013/Scattered Sites	Site concrete/asphalt replacement	\$ 116,000.00	CA 16-013/Scattered Sites	Replace roofs	\$ 10,000.00
	Replace fencing	\$ 58,000.00		Replace gutters	\$ 2,700.00
	Repair exterior surface/paint	\$ 34,800.00		Paint Exterior	\$ 204,570.00
CA 16-014/Belden Village	Site concrete/asphalt replacement	\$ 81,500.00		Replace wood fence	\$ 63,530.00
	Replace fencing	\$ 163,000.00		Landscape upgrades	\$ 19,560.00
	Upgrade plumbing	\$ 81,500.00		Replace concrete parking lot	\$ 21,130.00
CA 16-015/Chamoune Apts.	Repair exterior surface/paint	\$ 10,200.00		Replace site concrete flatwork	\$ 13,050.00
	Site concrete/asphalt replacement	\$ 34,000.00		Replace vertical blinds	\$ 11,820.00
	Replace fencing	\$ 17,000.00		Paint interiors	\$ 20,700.00
CA 16-016/Genesee Apts.	Replace fencing	\$ 11,000.00		Replace hot water heaters	\$ 8,530.00
	Site concrete/asphalt replacement	\$ 22,000.00		Replace stucco finish	\$ 2,500.00
CA 16-017/4390 Maple Apts.	Replace fencing	\$ 6,000.00		Stain and seal cabinetry	\$ 5,600.00
	Site concrete/asphalt replacement	\$ 12,000.00		Replace deck coating	\$ 1,000.00
CA 16-018/Meade & First	Site concrete/asphalt replacement	\$ 52,000.00			
	Repair exterior surface/paint	\$ 31,200.00			
Total CFP Estimated Cost		\$ 730,200.00	Total CFP Estimated Cost		\$ 384,690.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA 16-019/4180-2 Poplar Apts.	Site concrete/asphalt replacement	\$ 18,000.00	CA 16-014 Belden Village	Replace carpeting	\$ 150,415.00
	Repair exterior surface/paint	\$ 5,400.00		Paint exterior doors	\$ 6,566.00
CA 16-020/2734-44th Street	Site concrete/asphalt replacement	\$ 28,000.00		Paint interiors	\$ 216,008.00
CA 16-021/44th & Hawthorne Apts.	Site concrete/asphalt replacement	\$ 32,000.00		Replace refrigerators	\$ 66,263.00
CA 16-022/1399 Hollister Apts.	Repair exterior surface/paint	\$ 12,000.00		Replace toilets	\$ 43,215.00
	Replace fencing	\$ 20,000.00	CA 16-015/35th St	Landscape upgrades	\$ 8,700.00
CA 16-023/4273-83 Juniper St.	Replace fencing	\$ 48,000.00	CA16-016 Genesee Apts.	Paint exteriors	\$ 15,448.00
CA 16-024/Sycamore Road East	Site concrete/asphalt replacement	\$ 48,000.00	CA 16-017/4390 Maple Apts.	Replace hot water heaters	\$ 2,600.00
	Replace fencing	\$ 24,000.00	CA 16-018/Meade & First	Stain and seal cabinetry	\$ 15,400.00
CA 16-025/Sycamore Rd. West	Site concrete/asphalt replacement	\$ 44,000.00		Paint exterior trim	\$ 5,800.00
	Repair exterior surface/paint	\$ 13,200.00		Replace hot water heaters	\$ 7,200.00
CA 16-026/Cardinal, Naples & Rachel	Site concrete/asphalt replacement	\$ 22,000.00		Upgrade kitchens	\$ 195,000.00
	Repair surface/color coat stucco	\$ 22,000.00		Upgrade bathrooms	\$ 27,700.00
			CA 16-019/ 4180/4182 Poplar	Replace concrete parking lot	\$ 24,050.00
Total CFP Estimated Cost		\$ 336,600.00	Total CFP Estimated Cost		\$ 784,365.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA 16-027/Grove Avenue Apts.	Repair exterior surface/paint	\$ 5,400.00	CA 16-020/2734 44th St. & Rex Ave.	Paint exterior	\$ 9,200.00
	Replace fencing	\$ 9,000.00		Replace vertical blinds	\$ 2,000.00
CA 16-028/Vista Apts.	Upgrade playground	\$ 100,000.00		Landscape upgrades	\$ 2,400.00
	Site concrete/asphalt replacement	\$ 66,000.00		Stain and seal cabinetry	\$ 2,800.00
	Repair exterior surface/paint	\$ 39,600.00		Paint exterior	\$ 8,640.00
CA 16-030/Santa Margarita Apts.	Site concrete/asphalt replacement	\$ 64,000.00	CA 16-021/ 3081/83 Hawthorne St.	Landscape upgrades	\$ 4,500.00
CA 16-031/Sycamore Rd. West	Site concrete/asphalt replacement	\$ 38,000.00		Kitchen/Bath Upgrades	\$ 30,800.00
CA 16-032/Juniper & Sumac Apts.	Site concrete/asphalt replacement	\$ 40,000.00		Install subfloor and tiles	\$ 16,000.00
	Repair surface/color coat stucco	\$ 40,000.00	CA 16-022/1399 Hollister Apts.	Replace cedar fencing	\$ 13,000.00
CA 16-033/Sycamore Rd. North	Site concrete/asphalt replacement	\$ 48,000.00		Replace hot water heaters	\$ 6,800.00
	Upgrade playground	\$ 50,000.00	CA 16-023/4273-83 Juniper St.	Exterior painting	\$ 35,160.00
CA 16-034/43rd & Van Dyke	Site concrete/asphalt replacement	\$ 32,000.00		Replace hot water heaters	\$ 10,200.00
	Repair exterior surface/paint	\$ 9,600.00	CA 16-024/Sycamore Rd. East	Seal and stripe asphalt	\$ 7,750.00
CA 16-035/Belden Village	Site concrete/asphalt replacement	\$ 40,000.00	CA 16-025/401-419 Sycamore Rd	Replace vertical blinds	\$ 9,234.00
	Replace fencing	\$ 80,000.00		Replace utility cabinet doors	\$ 540.00
	Upgrade plumbing	\$ 40,000.00	CA 16-026/3280 A Street	Replace driveway concrete	\$ 8,500.00
Total CFP Estimated Cost		\$ 701,600.00	Total CFP Estimated Cost		\$ 167,524.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA 16-037/4131 Maryland St.	Site concrete/asphalt replacement	\$ 48,000.00	CA 16-027/2381 Grove Ave	Kitchen/Bath Upgrades	\$ 68,000.00
CA 16-038/78 Calle Primera	Site concrete/asphalt replacement	\$ 140,000.00		Paint exterior	\$ 9,300.00
CA 16-039/Cargil Apts.	Upgrade playground	\$ 100,000.00		Paint interiors	\$ 15,100.00
	Site concrete/asphalt replacement	\$ 100,000.00	CA 16-028/Vista Apts.	Paint exterior	\$ 38,500.00
CA 16-040/Grove Apts.	Repair exterior surface/paint	\$ 19,200.00		Replace vertical blinds	\$ 13,100.00
	Replace fencing	\$ 32,000.00	CA 16-030/ 5359/89 Santa Margarita	Kitchen/Bath Upgrades	\$ 182,700.00
CA 16-043/Boston & Grand	Site concrete/asphalt replacement	\$ 22,000.00	CA 16-031/401-419 Sycamore Rd	Replace vertical blinds	\$ 7,866.00
	Upgrade playground	\$ 100,000.00		Replace utility cabinet doors	\$ 460.00
CA 16-044/Saranac, Golfcrest & Fulton	Site concrete/asphalt replacement	\$ 94,000.00	CA 16-032/Juniper	Stain and seal cabinetry	\$ 14,000.00
				Exterior painting	\$ 7,800.00
CA 16-046/3051 54th St.	Site concrete/asphalt replacement	\$ 14,000.00		Replace hot water heaters	\$ 8,500.00
CA 16-047/12643-12687 El Camino	Site concrete/asphalt replacement	\$ 90,000.00	CA 16-033/Sycamore Rd. North	Replace concrete patios	\$ 26,000.00
CA 16-048/2883 Boston	Site concrete/asphalt replacement	\$ 10,000.00		Replace wood fence	\$ 49,400.00
				Replace vertical blinds	\$ 5,400.00
Total CFP Estimated Cost		\$ 769,200.00	Total CFP Estimated Cost		\$ 446,126.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CA 16-049/33rd, 38th, 45th, Cherokee & Ward	Site concrete/asphalt replacement	\$ 86,000.00	CA 16-035/Belden Village	Replace carpeting	\$ 74,085.00
CA 16-050/30th, 45th, Bancroft & Cherokee		\$ 84,000.00		Stain and seal cabinetry	\$ 56,364.00
CA 16-055/32nd, Arizona, Eastman & Levant	Replace fencing	\$ 64,000.00		Paint exterior doors	\$ 3,234.00
CA 16-055/32nd, Arizona, Eastman & Levant	Replace fencing	\$ 64,000.00		Paint interiors	\$ 106,392.00
CA 16-057/4479 Altadena	Site concrete/asphalt replacement	\$ 16,000.00		Replace refrigerators	\$ 21,285.00
CA 16-055/32nd, Arizona, Eastman & Levant	Replace fencing	\$ 64,000.00		Replace toilets	
			CA 16-037/4131 Maryland St	Paint exterior	\$ 6,000.00
CA 16-057/4479 Altadena	Site concrete/asphalt replacement	\$ 16,000.00		Replace vertical blinds	\$ 3,250.00
CA 16-058/Alabama & Market	Site concrete/asphalt replacement	\$ 56,000.00	CA 16-038/ 178/179 Calle Primera	Replace mailboxes	\$ 4,500.00
CA 16-059/Mira Mesa & Averil	Site concrete/asphalt replacement	\$ 48,000.00		Replace garbage disposal	\$ 7,900.00
	Security	\$ 36,000.00		Replace vertical blinds	\$ 15,600.00
CA 16-060/4751 33rd	Site concrete/asphalt replacement	\$ 16,000.00	CA 16-039/Pulitzer Place	Paint wood fence	\$ 20,800.00
CA 16-063/30th, 36th	Site concrete/asphalt replacement	\$ 20,000.00	CA 16-040 Grove Apts.	Replace concrete paving	\$ 25,500.00
PHA Wide Physical Improvements	Maintenance tools/vehicles	\$ 123,000.00	CA 16-043/Grand	Paint exterior	\$ 8,640.00
Total CFP Estimated Cost		\$ 693,000.00	Total CFP Estimated Cost		\$ 353,550.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide Physical Improvements cont'd	In-house inspections	\$ 256,804.00	CA 16-044/7281 Saranac	Landscape upgrades	\$ 7,000.00
	Sliding screen doors	\$ 125,000.00		Paint exterior	\$ 13,000.00
	Refrigerators	\$ 560,400.00		Replace vertical blinds	\$ 2,900.00
	Sliding screen door threshold	\$ 250,000.00	CA 16-044/7526 Fulton St	Replace vertical blinds	\$ 11,100.00
	Drapery/blinds	\$ 200,000.00	CA 16-044/7891 Golfcrest	Replace vertical blinds	\$ 3,800.00
	Stoves	\$ 490,350.00	CA 16-046/3051 54th St.	Paint wood fence	\$ 4,500.00
	Improve Learning Opportunity Centers	\$ 250,000.00		Paint exterior	\$ 5,900.00
PHA Wide Management Improvements	Computer Instruction	\$ 200,000.00	CA 16-047/ 12643/67 El Camino Real	Pavement seal	\$ 16,200.00
	Resident Development	\$ 247,604.00		Exterior painting	\$ 77,250.00
	Sr. Resident Initiatives Coordinator	\$ 481,504.00		Replace vertical blinds	\$ 11,600.00
	Supv. Sr. Resident Initiatives Coordinators	\$ 527,200.00	CA 16-048/2883 Boston	Replace vertical blinds	\$ 1,950.00
	Transportation	\$ 20,000.00	CA 16-049/33rd, 38th, 45th, 51st	Replace wood fence	\$ 7,700.00
	Youth Diversionary Programs	\$ 253,944.00		Paint and seal cabinets	\$ 5,600.00
	Computer Upgrades	\$ 800,000.00		Paint interiors	\$ 5,000.00
				Paint exteriors	\$ 10,110.00
				Replace vertical blinds	\$ 1,200.00
			CA 16-050/30th St.	Paint wood fence	\$ 7,500.00
Total CFP Estimated Cost		\$ 4,662,806.00	Total CFP Estimated Cost		\$ 192,310.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			CA 16-055/Ivy St. & Arizona St.	Paint wood fence	\$ 4,400.00
				Replace hot water heaters	\$ 1,300.00
			CA 16-057/Altadena	Paint exterior	\$ 13,900.00
			CA 16-058/Market St	Paint exterior	\$ 23,700.00
			CA 16-059/Mira Mesa & Averil	Paint exterior wood	\$ 5,000.00
				Replace vertical blinds	\$ 1,125.00
				Paint exterior wood	\$ 5,000.00
				Replace vertical blinds	\$ 1,125.00
			CA 16-060/4751 33rd	Paint exterior	\$ 5,250.00
			CA 16-063/36th St.	Replace wood fence	\$ 6,500.00
			PHA Wide Physical Improvements	Maintenance tools/vehicles	\$ 123,000.00
				In-house inspections	\$ 256,804.00
				Sliding screen doors	\$ 125,000.00
				Refrigerators	\$ 560,400.00
				Sliding screen door threshold	\$ 250,000.00
				Drapery/blinds	\$ 200,000.00
				Stoves	\$ 490,350.00
				Improve Learning Opportunity Centers	\$ 250,000.00
			PHA Wide Management Improvements	Computer Instruction	\$ 200,000.00
				Resident Development	\$ 247,604.00
				Sr. Resident Initiatives Coordinator	\$ 481,504.00
				Supv. Sr. Resident Initiatives Coordinators	\$ 527,200.00
			Total CFP Estimated Cost		\$ 3,779,162.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year: __4__ FFY Grant 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			PHA Wide Management Improvements Cont'd	Transportation	\$ 20,000.00
				Youth Diversionary Programs	\$ 253,944.00
				Computer Upgrades	\$ 800,000.00
			Total CFP Estimated Cost		\$ 1,073,944.00

(CA063e05)

**SUMMARY OF PUBLIC COMMENTS REGARDING
DRAFT FY05-FY09 FIVE-YEAR AGENCY PLAN**

Comment: The pet deposit required was recently raised to \$300.00. Is there any flexibility in this policy? Can an installment plan be worked out, so that someone moving in can keep their pet if they have one?

Response: There is no flexibility for new move-ins, however, we do make some exceptions for existing elderly residents.

Comment: The security code for 37th Street needs to be changed or something needs to be done, since it appears that there many nonresidents seem to have access to the building that shouldn't. have access.

Response: Tenants should not have a code to front gate; they are issued keys only. However, to ensure the safety of the residents, the Commission has changed the code. Please let us know if you are still experiencing problems.

Comment/Question: Why are wood shingles being used on 44th Street given the recent wildfires?

Response: The work that took recently took place at 44th street was for the removal of existing wood shake shingles, not the installation of them. The Commission does not install wood shake shingles.

Comment/Question: Are private landlords who accept a Section 8 voucher required to give a receipt for rent received?

Response: Please note that the issue of giving a tenant a rent receipt is not governed by Section 8 regulations. However, the Landlord-Tenant law does indicate that the owner must give a receipt when the tenant's method of payment does not provide the tenant with verification that they paid their rent. In other words, if the tenant pays by check or money order, the owner does not have to provide a receipt.

Comment: How will the "sorting out" of Section 8 applicants occur?

Response: This is an issue with the County not the San Diego Housing Commission. The issue is dealing with screening for sex offenders. The Housing Commission screens for sex offenders, violent criminal activity, or illegal drug activity, which could disqualify applicants for participation in our program.

Comment: Will the San Diego Housing Commission place a term limit on rental assistance?

Response: No. There was a pilot program called “Moving-to-Work” which had an initial term limit of 5 years, but the program was subsequently phased out.

Comment: Is domestic violence on the list of criminal activity?

Response: Any violent criminal activity that results in bodily harm against another individual could be grounds for termination of eligibility. At the same time, we have some set-aside vouchers for women that are victims of domestic violence – the spouse must complete rehab and show proof, the family is then eligible for a Section 8 voucher.

Comment: Does the Housing Commission take it upon themselves to re-evaluate these people?

Response: Until someone reports it or it goes to a reporting agency like the Department of Welfare or the Police Department, we will not be aware of a crime having taken place. We have the Outward Match Program whereas whenever there is domestic violence and somebody gets arrested then we become aware of it in public housing. We then call the family in and take action based on that, but even then we allow for the victim to prove to us that the person that caused the violence is going to participate in some kind of counseling in order to remain in public housing. If they fail to meet these requirements then we terminate their lease in public housing. We can obtain restraining orders and refer them to counseling, but we don't just automatically terminate them, without going through a process.

ATTACHMENT F (ca063f05)

SUMMARY OF 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.

PET POLICY

I. Selection Criteria

A. Approval

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 "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.

B. Basic Guidelines

1. The following types of common household pets will be permitted under the following criteria:

a. Dogs

- (1) Maximum number - One (1)
- (2) Maximum adult weight - 20 lb.
- (3) Must be housebroken
- (4) Must be spayed or neutered
- (5) Must have all required vaccinations
- (6) Must be licensed as specified now or in the future by State law and local ordinance
- (7) Any litter resulting from the pet must be removed immediately from the unit

b. Cats

- (1) Maximum number - One (1)
- (2) Must be spayed or neutered
- (3) Must have all required vaccinations
- (4) Must be trained to use a litter box
- (5) Must be licensed as specified now or in the future by State law or local ordinance
- (6) Any litter resulting from the pet must be removed immediately from the unit

c. Birds

- (1) Maximum number – One (1)
- (2) Must be maintained inside cage at all times
- (3) Waste must be disposed of in sealed plastic trash bags and placed in trash bin.
- (4) Excessive noise shall not be permitted.

d. Fish

- (1) Maximum aquarium size - 20 gallons

(2) Must be maintained on an approved stand

- e. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)
- (1) Maximum number – One (1)
 - (2) Must be enclosed in an acceptable cage at all times
 - (3) Must have any or all inoculations as specified now or in the future by State law or local ordinance

2. The following are NOT considered “common household pets:”
 - a. Under no circumstances will any animals/pets that are considered a dangerous breed or species be allowed (examples: Rottweiler, Pit Bull or snake).
 - b. Wild, feral, or any other animals that are not amenable to routine human handling;
 - c. Any poisonous animals of any kind;
 - d. Fish in aquariums exceeding twenty gallons in capacity;
 - e. Non human primates;
 - f. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit;
 - g. Pot bellied pigs;
 - h. Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children;
 - i. Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children;
 - j. Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them;
 - k. Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans;
 - l. Snakes or other kinds of reptiles
3. Management may approve other kinds of pets upon request.
4. Any Resident residing at this project prior to the implementation of these policies who has more than the allowable number of pets permitted under this rule will be permitted to keep those pets. However, any pets exceeding the allowable number cannot be replaced subsequent to the implementation date of these policies.
5. Any resident acquiring a pet subsequent to the implementation date of these policies shall comply with these guidelines.

II. Pet Agreement

- A. Residents who have been approved to have a pet must adhere to the following rules:
1. Agree that the resident is responsible and liable for all damages caused by their pet(s).
 2. That no animal may be tethered or chained outside or inside the dwelling unit, or left unattended in any unit for longer than 12 hours.
 3. When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.
 4. That all fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge. All animal waste or litter from the litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.
 5. Litter shall not be disposed of by being flushed through a toilet.
 6. Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.
 7. Mandatory implementation of effective flea control by measures that produce no toxic hazard to children who may come in contact with treated animals.
 8. That all complaints of cruelty and all dog bites will be referred to animal control of applicable policy agency for investigation and enforcement.
 9. The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or creating a nuisance.
 10. The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the SDHC accepts no responsibility for pets so removed.
 11. That failure to abide by any animal related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.
 12. All units occupied by a cat or dog will be fumigated upon being vacated at resident's expense.

B. Designation of Pet/No-Pet Areas

The following areas are designated no-pet areas: SDHC playgrounds, common areas, ball courts

III. Additional Fees and Deposits for Pets

- A. The resident/pet owner shall be required to pay a refundable deposit of \$300.00 for the purpose of defraying all reasonable costs directly attributable to the presence of a pet.
- B. SDHC will refund the Pet Deposit to the resident, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the pet owner from the unit.
- C. The SDHC will provide the resident or designee with a written list of any charges against the pet deposit. If the resident disagrees with the amount charged to the pet deposit, the SDHC will provide a meeting to discuss the charges.
- D. All reasonable expenses incurred by the SDHC as a result of damages directly attributable to the presence of the pet in the dwelling unit will be the responsibility of the resident, including:
 - 1. The cost of repairs and replacements to the resident's dwelling unit;
 - 2. Fumigation of the dwelling unit – all units occupied by a cat or dog will be fumigated upon being vacated at resident's expense;
 - 3. Common areas of the project if applicable.

IV. Responsible Parties

- A. The resident will provide the following information when registering their pet:
 - 1. Name, address and telephone number of the veterinarian who will be providing regular care for the pet;
 - 2. Name of the adult household member who will be primarily responsible for animal care;
 - 3. Name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance when left alone;
 - 4. Contact information for a non-household member who will respond to emergency situations regarding the pet in question.

V. Notice for Pet Removal

- A. If the resident/pet owner and the SDHC are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the SDHC, the SDHC may serve notice to remove the pet.
1. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:
 - a. Creation of a nuisance after proper notification consistent with Section IV of these Pet Policies.
 - b. Excessive pet noises or odor with proper notification.
 - c. Unruly or dangerous behavior
 - d. Excessive damage to the Resident's apartment/unit.
 - e. Repeated problems with vermin or flea infestation.
 - f. Failure of the Resident to provide for adequate care of his/her pet.
 - g. Leaving a pet unattended for more than 12 hours.
 - h. Failure of the Resident to provide adequate and appropriate vaccination of the pet.
 - i. Resident death and/or serious illness.
 - j. Failure to observe any other rule contained in this section and not here listed upon proper notification.

B. The Notice shall contain:

1. A brief statement of the factual basis for the SDHC determination of the Pet Rule that has been violated;
2. The requirement that the resident/pet owner must remove the pet within three days of the notice; and
3. A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

VI. Pet Rules

A. Dogs and Cats

1. Dogs and cats shall be maintained within the resident's unit. When resident is away from unit pet must remain in the interior of unit. When outside, the pet shall be kept on a leash and under the control of the resident **AT ALL**

TIMES. Under no circumstances shall any cat or dog be permitted to roam free in any common area.

2. Upon SDHC authority to access the unit, Resident must be present or remove pet from premises. Failure to do so may result in a charge for inability of staff to enter unit to make necessary repairs or conduct inspections.
3. Residents/pet owners shall not alter their unit, patio, premises or common areas to create enclosure for any animal. Installation of pet doors is prohibited.
4. Single bedroom dwelling units are limited to no more than one pet of any kind.
5. Dogs may only be kept in dwelling units with an enclosed yard space. Pet owners may not alter their unit or patio to accommodate an animal.
6. Pet owners must take precautions to eliminate pet odors.
7. Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.
8. Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.
9. A separate pet waste removal charge, per occurrence, will be assessed at one hour based on the current hourly maintenance labor rate due to violation of the Pet Policy, paragraph (II. Pet Agreement, A. 4.). (\$19 per Schedule of Resident Charges approved 5/10/02)
10. Resident agrees to control the noise of his/her pet such that it does not constitute a nuisance to other residents. Failure to control pet noises may result in the removal of the pet from the premises.
11. **ANY PET WHO CAUSES 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.**
12. Resident acknowledges that other residents may have chemical sensitivities or allergies related to pets or are easily frightened by such animals. The Resident, therefore, agrees to exercise common sense and common courtesy

with respect to such other resident's right to peaceful and quiet enjoyment of the premises.

13. Pets of visitors/guests, not owned by the Resident, are strictly prohibited.

B. Responsible Parties

1. The resident will provide the following information when registering their pet:
 - a. Name, address and telephone number of the veterinarian who will be providing regular care for the pet;
 - b. Name of the adult household member who will be primarily responsible for animal care;
 - c. Name and contact information for a household member who will return home in the event an animal experiences distress or causes a disturbance when left alone;
 - d. Contact information for a non-household member who will respond to emergency situations regarding the pet in question

C. Pet Removal

1. If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets that are poorly cared for or have been left unattended for over 12 hours.
2. If the responsible party is unwilling or unable to care for the pet, or if the SDHC after reasonable efforts cannot contact the responsible party, the SDHC may contact the appropriate State or local agency and request the removal of the pet.

D. Emergencies

1. The SDHC will take all necessary steps to insure that pets, which become vicious, display symptoms of severe illness, or demonstrate behavior that conditions an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animal.
2. If it is necessary for the SDHC to place the pet in a shelter facility, the cost will be the responsibility of the resident/pet owner.

SECTION 8 – PROJECT-BASED VOUCHERS (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 (ca063h05)

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)
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)
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.

(ca063i05)

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
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.

(CA063j05)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. Thereafter, 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, the premises must be left in the same level of cleanliness that existed at the time of occupancy; (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:

<input checked="" type="checkbox"/> Trash Collection	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Stove	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> 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. The SDHC will notify the resident, as required by State law, of their right to a pre move-out inspection of the unit no earlier than two weeks prior to the scheduled move-out. The resident has the option of waiving this requirement or having the pre move-out inspection performed.

C. 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.

D. 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 Admissions and Continued Occupancy Plan (ACOP) 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. To keep emergency exits such as bedroom windows unobstructed with furniture, large mirrors, boxes, etc., to allow egress.
- 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 18U.
 - 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.

This Lease may be terminated by the SDHC for "good cause" such as requirement to vacate due to eminent domain, fire, flood, etc.

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, and 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. **LIABILITY FOR DAMAGE TO RESIDENT'S PERSONAL PROPERTY:** SDHC does not cover or carry insurance to cover loss of, damage to, or diminution in value of Resident's personal property caused by vandalism, fire, water damage, smoke damage, mold, mildew, fungi, or any other damage causing event. Resident is strongly encouraged to purchase renter's insurance or other insurance to protect him/her against loss of, damage to, or diminution in value of his/her personal property. To the maximum extent authorized under law, Resident absolves SDHC from any and all liability for any loss of or damage to Resident's personal property arising out of vandalism, fire, water, mold, mildew, fungi, smoke, theft, or other causes beyond the reasonable control of SDHC. This includes damage to Resident's or guest's vehicles while parked on the property.

26. **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_____

27. **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 _____

28. **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 _____

29. **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.

Initials _____

30. **MOLD:** By initialing below, Resident acknowledges he/she has received, read, and understands and will comply to minimize the occurrence and growth of mold. A copy of the Mold Addendum is attached hereto, marked as (Addendum G), and is incorporated herein by reference as though fully set forth at length. Said Mold Addendum shall be deemed covenants of this agreement.

Initials _____

31. _____: 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 _____

32. **RECEIPT:**

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

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

Public Housing Elderly / Disabled Service Coordinator Program

The Resident Opportunities and Self-Sufficiency (ROSS) Public Housing Service Coordinator Program supports services for elderly and non-elderly disabled Public Housing residents.

This program is managed by a Service Coordinator, and supported by the Senior Services Delivery Team. This team is comprised of San Diego Housing Commission staff, program service providers and collaborating agencies. The Housing Commission has four designated senior and disabled public housing developments throughout the city: Belden Village (242 units), First Avenue (21 units), Maryland Street (24 units), and Meade Avenue (30 units).

The goal of the ROSS Service Coordinator Program is to ensure that elderly and non-elderly disabled residents have access to services needed to maintain independent living status and to prevent premature placement in nursing homes or institutions. This goal is accomplished through the continuation of the following program elements:

- 1. Outreach** activities increase rapport and resident participation in all activities. The Service Coordinator is stationed at the larger Belden site and visits the three smaller sites on a regular schedule. The elderly and disabled population is a culturally and ethnically diverse community with many residents whose native language is non-English. Efforts to integrate the culturally diverse segments of the elderly and disabled community include providing translated documents, and drawing from multi-cultural sources.
- 2. Supportive Service Information and Referral** to partner agencies are essential to provide services not available from the San Diego Housing Commission. This includes a Mobile Medical Clinic provided by the Family Health Centers of San Diego. The Mobile Medical Clinic provides basic medical, dental and mental health services, and fills common medical prescriptions, with no out-of-pocket costs to residents.
- 3. Case Management and Crisis Intervention** may involve making appropriate service referrals for residents who are feeling despondent and hopeless about health and/or family issues. At other times, active intervention, including contacting family and all appropriate social service agencies may be necessary when elderly residents are no longer able to live independently.
- 4. Transportation** through San Diego's Metropolitan Transit System Access (MTS) program provides each qualified resident with safe, door to door, dependable van transportation to medical appointments and other activities. These services are for those residents whose physical conditions made public transportation un-feasible.
- 5. Education and Socialization Activities** are designed to present useful and necessary information to residents with the goal of improving their quality of life and helping them maintain their independent living status. Because residents of this population may become depressed and seek seclusion, recreation and socialization activities are geared to break the cycle of isolation and depression, thereby helping residents to stay active and integrated into the life of the community.

ATTACHMENT L
 San Diego Housing Commission
SCHEDULE OF RESIDENT CHARGES (ca063105)

TO BE EFFECTIVE: July 1, 2004

FOR RESIDENT CAUSED DAMAGE OR NEGLECT
 BEYOND NORMAL WEAR AND TEAR

OFFICE HOURS: MONDAY TO FRIDAY - 7:30 A.M. TO 4:00 P.M.
 TO REQUEST MAINTENANCE REPAIRS: 1 (800) 250-4455

ALL EMERGENCIES 24 HOURS: 1 (800) 250-4455

THE SAN DIEGO HOUSING COMMISSION RESERVES THE RIGHT TO CONTRACT OUT ANY ITEM LISTED

SERVICE	Current Charge	Proposed Charge
LOCK:		
OPEN DOOR 8:00 A.M. TO 4:00 P.M., MONDAY TO FRIDAY	\$19	\$17
OPEN DOOR 4:00 P.M. TO 8:00 A.M., OR WEEKENDS, HOLIDAYS - when staff unavailable	AVC	AVC
REPLACE DEADBOLT LOCK	\$33	\$32
REPLACE ENTRY LOCK	\$35	\$34
REPLACE PASSAGE LOCK	\$32	\$31
REPLACE PRIVACY LOCK	\$31	\$32
REPLACE MAILBOX LOCK	\$26	\$25
RE-KEY DOOR LOCKS / FOR TWO (2) CYLINDERS	\$26	\$26
MAKE DUPLICATE KEY(S) / PER KEY	\$2	\$2
MAKE DUPLICATE KEY(S) / AND DELIVER	\$18	\$17
LOCK SERVICE / ANYTIME - VENDOR - when staff unavailable	AVC	AVC
PLUMBING:		
UNSTOP TOILET / AUGER OR PLUNGE ONLY	\$19	\$18
UNSTOP TOILET / TAKE UP	\$25	\$25
REPLACE TOILET SEAT (REGULAR)	\$27	\$26
REPLACE TOILET SEAT (ELONGATED)	\$32	\$41
REPLACE TOILET TANK LEVER	\$20	\$19
REPLACE TOILET TANK LID	\$45	\$36
REPLACE TOILET TANK & BOWL	\$174	AVC
UNSTOP SINK/TUB/BASIN	\$23	\$22
REPLACE TUB TRIP LEVER ASSEMBLY	\$26	\$27
REPLACE LAVATORY BASIN POP-UP ONLY	\$30	\$20
REPLACE KITCHEN SINK BASKET STRAINER	\$19	\$18
REPLACE KITCHEN SINK GARBAGE DISPOSAL STOPPER	\$19	\$18
REPLACE FAUCET AERATOR	\$18	\$17
REPLACE FAUCET HANDLE	\$30	\$29
REPLACE KITCHEN FAUCET	\$83	\$85
REPLACE LAVATORY FAUCET	\$96	\$93
REPLACE SHOWER/TUB FAUCET VALVE	AVC	AVC
REPLACE TUB RAPID FIT STOPPER	\$25	\$24
REPLACE GARBAGE DISPOSAL	\$86	\$86
UNSTOP GARBAGE DISPOSAL	\$21	\$20
PLUMBING SERVICE / ANYTIME - VENDOR	AVC	AVC

ATTACHMENT L
San Diego Housing Commission

OFFICE HOURS: MONDAY TO FRIDAY - 7:30 A.M. TO 4:00 P.M.
TO REQUEST MAINTENANCE REPAIRS: 1 (800) 250-4455

ALL EMERGENCIES 24 HOURS: 1 (800) 250-4455

THE SAN DIEGO HOUSING COMMISSION RESERVES THE RIGHT TO CONTRACT OUT ANY ITEM LISTED

SERVICE	Current Charge	Proposed Charge
ELECTRICAL:		
REPLACE LIGHT SWITCH	\$21	\$20
REPLACE LIGHT SWITCH COVER PLATE(S)	\$18	\$17
REPLACE OUTLET	\$20	\$20
REPLACE OUTLET COVER PLATE(S)	\$18	\$17
REPLACE ROUND CLEAR PORCH LIGHT FIXTURE	\$23	\$22
REPLACE ROUND CLEAR PORCH LIGHT GLASS	\$22	\$18
REPLACE SMOKE ALARM / NON HANDICAP	\$34	\$34
REPLACE SMOKE ALARM / HANDICAP w/strobe	\$136	\$135
REPLACE MISSING HEARING IMPAIRED DEVICES	AVC	AVC
REPLACE TELEPHONE JACK	AVC	AVC
ELECTRICAL SERVICE / ANYTIME - VENDOR	AVC	AVC
APPLIANCE:		
REPLACE STOVE / 30" GAS (NEW)	\$273	\$284
REPLACE STOVE TOP PANEL	AVC	AVC
REPLACE BURNER KNOB	\$30	\$30
REPLACE OVEN KNOB	\$31	\$30
REPLACE OVEN SHELF RACK	\$31	AVC
REPLACE BROILER PAN	\$40	\$26
REPLACE BROILER SHIELD	\$26	AVC
REPLACE BURNER GRATE	\$25	AVC
REPLACE STOVE HOOD	\$64	\$63
REPLACE STOVE HOOD GREASE FILTER	\$22	\$24
REPLACE REFRIGERATOR (NEW)	\$334	\$425
REPLACE ICE TRAYS	\$20	\$19
REPLACE METAL SHELF	\$40	AVC
REPLACE VEGETABLE BIN DRAWER	\$47	\$63
REPLACE VEGETABLE BIN CRISPER COVER	\$47	\$51
REPLACE DOOR HANDLE GRIP	\$36	AVC
REPLACE DOOR HANDLE BRACKET	\$33	AVC
APPLIANCE SERVICE / ANYTIME - VENDOR	AVC	AVC
CARPENTRY:		
REPLACE EXTERIOR DOOR	\$99	\$107
REPLACE INTERIOR DOOR	\$64	\$66
REPLACE SLIDING CLOSET DOOR	\$121	\$97
REHANG SLIDING CLOSET DOOR	\$19	\$18
REPLACE DOOR HINGE / PAIR	\$29	\$34
REPLACE INTERIOR DOOR JAMB, STOP & CASING	\$72	\$66
REPLACE EXTERIOR DOOR JAMB, STOP & CASING	\$104	\$86
CARPENTRY SERVICE / ANYTIME - VENDOR	AVC	AVC

ATTACHMENT L
San Diego Housing Commission

OFFICE HOURS: MONDAY TO FRIDAY - 7:30 A.M. TO 4:00 P.M.
 TO REQUEST MAINTENANCE REPAIRS: 1 (800) 250-4455

ALL EMERGENCIES 24 HOURS: 1 (800) 250-4455

THE SAN DIEGO HOUSING COMMISSION RESERVES THE RIGHT TO CONTRACT OUT ANY ITEM LISTED

SERVICE	Current Charge	Proposed Charge
GLAZING:		
REPLACE WINDOW GLASS	AVC	AVC
REPLACE PATIO SLIDING DOOR GLASS	AVC	AVC
GLAZING SERVICE / ANYTIME VENDOR	AVC	AVC
REPLACE WINDOW SCREEN (NEW)	\$30	\$30
RESCREEN WINDOW SCREEN (FABRIC ONLY)	\$21	\$20
RESCREEN DOOR SCREEN (FABRIC ONLY)	\$22	\$21
REPLACE PATIO SLIDING SCREEN DOOR (NEW)	AVC	AVC
REPLACE PATIO SLIDING GLASS DOOR (NEW)	AVC	AVC
GLAZING SERVICE / ANYTIME - VENDOR	AVC	AVC
MISCELLANEOUS:		
REPLACE TOWEL GRAB BAR	\$29	\$28
REPLACE TOILET PAPER ROLLER	\$20	\$18
REPLACE MEDICINE CABINET / 14" X 24" ROUGH	\$49	\$48
CABINET REPAIRS	AVC	AVC
REPAIR / REPLACE COUNTERTOP	AVC	AVC
REPAIR CERAMIC TILE	AVC	AVC
FLOOR REPAIRS / PER NEW TILE REPLACEMENT	\$20	\$19
WALL/CEILING REPAIRS (HOLES, GOUGES, CORNER BEAD)	AVC	AVC
REPAIR / REPLACE VERTICAL BLINDS	AVC	AVC
PAINT UNIT (PRO-RATE TO 36 MONTHS)	AVC	AVC
CLEAN UNIT (INCL. STOVE & REFRIGERATOR)	AVC	AVC
REPLACE DOOR STOPS / WALL BUMPERS	\$23	\$22
RESIDENT CANCELED: SERVICE / APPOINTMENT / NOTICE (WITHOUT 48 HOURS PRIOR NOTICE TO SDHC)	\$32	\$32
RESIDENT NOTICED AND NO PREPARATION FOR SERVICE: CONTRACTOR / VENDOR TRIP CHARGE:	\$32 AVC	\$32 AVC
ITEMS NOT LISTED:		
ITEMS NOT LISTED / Anytime Performed by SDHC	ACTUAL COST	ACTUAL COST
ITEMS NOT LISTED / Anytime Performed by VENDOR	AVC	AVC

AVC = ACTUAL VENDOR CHARGE

**NOTE: When SDHC performs work, charge is at Staff Rate
 When Vendor performs work, charge is at Vendor Rate**

LOCK SERVICE:

Gene as of : 10/07/03

OPEN DOOR 8:00 A.M. TO 5:00 P.M., MONDAY TO FRIDAY
 OPEN DOOR 5:00 P.M. TO 8:00 A.M., OR WEEKENDS, HOLIDAYS
 REPLACE DEADBOLT LOCK
 REPLACE ENTRY LOCK
 REPLACE PASSAGE LOCK
 REPLACE PRIVACY LOCK
 REPLACE MAILBOX LOCK
 RE-KEY DOOR LOCKS / FOR TWO (2) CYLINDERS
 MAKE DUPLICATE KEY(S) / PER KEY
 MAKE DUPLICATE KEY(S) / AND DELIVER
 LOCK SERVICE / ANYTIME - VENDOR

PLUMBING:

UNSTOP TOILET / AUGER OR PLUNGE ONLY
 UNSTOP TOILET / TAKE UP
 REPLACE TOILET SEAT (REGULAR)
 REPLACE TOILET SEAT (ELONGATED)
 REPLACE TOILET TANK LEVER
 REPLACE TOILET TANK LID
 REPLACE TOILET TANK & BOWL
 UNSTOP SINK/TUB/BASIN
 REPLACE TUB TRIP LEVER ASSEMBLY
 REPLACE LAVATORY BASIN POP-UP ONLY
 REPLACE KITCHEN SINK BASKET STRAINER
 REPLACE KITCHEN SINK GARBAGE DISPOSAL STOPPER
 REPLACE FAUCET AERATOR
 REPLACE FAUCET HANDLE
 REPLACE KITCHEN FAUCET
 REPLACE LAVATORY FAUCET
 REPLACE SHOWER/TUB FAUCET VALVE
 REPLACE TUB RAPID FIT STOPPER
 REPLACE GARBAGE DISPOSAL
 UNSTOP GARBAGE DISPOSAL
 PLUMBING SERVICE / ANYTIME - VENDOR

ELECTRICAL:

REPLACE LIGHT SWITCH
 REPLACE LIGHT SWITCH COVER PLATE(S)
 REPLACE OUTLET
 REPLACE OUTLET COVER PLATE(S)
 REPLACE ROUND CLEAR PORCH LIGHT FIXTURE
 REPLACE ROUND CLEAR PORCH LIGHT GLASS

Cost
LABOR
AVC
9.62
9.39
5.99
6.98
4.89
LABOR
0.12
0.12
AVC
LABOR
LABOR
5.59
19.99
2.29
18.03
AVC
LABOR
2.08
3.49
1.89
1.40
0.54
11.43
53.25
59.99
AVC
6.83
53.91
LABOR
AVC
0.52
0.25
0.40
0.25
3.10
1.18

REPLACE SMOKE ALARM / NON HANDICAP	12.95
REPLACE SMOKE ALARM / HANDICAP w/strobe	106.99
REPLACE MISSING HEARING IMPAIRED DEVICES	AVC
REPLACE TELEPHONE JACK	AVC
ELECTRICAL SERVICE / ANYTIME - VENDOR	AVC
APPLIANCE:	
REPLACE STOVE / 30" GAS (NEW)	235.00
REPLACE STOVE TOP PANEL	AVC
REPLACE BURNER KNOB	12.94
REPLACE OVEN KNOB	12.31
REPLACE OVEN SHELF RACK	AVC
REPLACE BROILER PAN	8.68
REPLACE BROILER SHIELD	AVC
REPLACE BURNER GRATE	AVC
REPLACE STOVE HOOD	33.79
REPLACE STOVE HOOD GREASE FILTER	6.99
REPLACE REFRIGERATOR (NEW)	357.00
REPLACE ICE TRAYS	2.05
REPLACE METAL SHELF	AVC
REPLACE VEGETABLE BIN DRAWER	43.51
REPLACE VEGETABLE BIN CRISPER COVER	31.81
REPLACE DOOR HANDLE GRIP	AVC
REPLACE DOOR HANDLE BRACKET	AVC
APPLIANCE SERVICE / ANYTIME - VENDOR	AVC
CARPENTRY:	
REPLACE EXTERIOR DOOR	48.88
REPLACE INTERIOR DOOR	18.98
REPLACE SLIDING CLOSET DOOR	39.99
REHANG SLIDING CLOSET DOOR	LABOR
REPLACE DOOR HINGE / PAIR	10.55
REPLACE INTERIOR DOOR JAMB, STOP & CASING	30.00
REPLACE EXTERIOR DOOR JAMB, STOP & CASING	30.00
CARPENTRY SERVICE / ANYTIME - VENDOR	AVC
GLAZING:	
REPLACE WINDOW GLASS	AVC
REPLACE PATIO SLIDING DOOR GLASS	AVC
GLAZING SERVICE / ANYTIME VENDOR	AVC
REPLACE WINDOW SCREEN (NEW)	5.80
RESCREEN WINDOW SCREEN (FABRIC ONLY)	1.96
RESCREEN DOOR SCREEN (FABRIC ONLY)	2.18
REPLACE PATIO SLIDING SCREEN DOOR (NEW)	AVC

REPLACE PATIO SLIDING GLASS DOOR (NEW)
 GLAZING SERVICE / ANYTIME - VENDOR

AVC
AVC
8.52
1.90
24.63
AVC
AVC
AVC
0.59
AVC
AVC
AVC
AVC
5.23
LABOR
LABOR
AVC
ACTUAL COST
AVC

MISCELLANEOUS:

REPLACE TOWEL GRAB BAR
 REPLACE TOILET PAPER ROLLER
 REPLACE MEDICINE CABINET / 14" X 24" ROUGH
 CABINET REPAIRS
 REPAIR / REPLACE COUNTERTOP
 REPAIR CERAMIC TILE
FLOOR REPAIRS / PER NEW TILE REPLACEMENT
 WALL/CEILING REPAIRS (HOLES, GOUGES, CORNER BEAD)
 REPAIR / REPLACE VERTICAL BLINDS
 PAINT UNIT (PRO-RATE TO 36 MONTHS)
 CLEAN UNIT (INCL. STOVE & REFRIGERATOR)
 REPLACE DOOR STOPS / WALL BUMPERS
 RESIDENT CANCELED: SERVICE / APPOINTMENT / NOTICE
 (WITHOUT 48 HOURS PRIOR NOTICE TO SDHC)
 RESIDENT NOTICED AND NO PREPARATION FOR SERVICE:
 CONTRACTOR / VENDOR TRIP CHARGE:

ITEMS NOT LISTED:

ITEMS NOT LISTED / ANYTIME by SDHC
 ITEMS NOT LISTED / ANYTIME by VENDOR

AVC = ACTUAL VENDOR COST

MILL FINISH							
	Cost:	Frame	Fabric	Spline	Corners	Tabs	Cost / Screen
	<u>Frame Feet</u>	0.270 per ft	0.120 per ft	0.020 per ft	0.110 ea	0.048 ea	
8x16	4.00	3.24	0.18	0.10	0.32	0.19	4.03
12x16	4.67	3.24	0.24	0.12	0.32	0.19	4.11
12x24	6.00	3.24	0.24	0.14	0.32	0.19	4.13
16x48	10.67	3.24	0.30	0.23	0.32	0.19	4.28
24x48	12.00	3.24	0.36	0.26	0.32	0.19	4.37
30x48	13.00	6.48	0.42	0.28	0.32	0.19	7.69
36x48	14.00	6.48	0.48	0.30	0.32	0.19	7.77
42x48	15.00	6.48	0.54	0.32	0.32	0.19	7.85
48x48	16.00	6.48	0.60	0.34	0.32	0.19	7.93
	10.59	4.68	0.37	0.23	0.32	0.19 Avg Cost:	5.80
BRONZE FINISH							
	Cost:	Frame	Fabric	Spline	Corners	Tabs	Cost / Screen
	<u>Frame Feet</u>	0.270 per ft	0.120 per ft	0.020 per ft	0.110 ea	0.048 ea	
8x16	4.00	3.24	0.18	0.10	0.32	0.19	4.03
12x16	4.67	3.24	0.24	0.12	0.32	0.19	4.11
12x24	6.00	3.24	0.24	0.14	0.32	0.19	4.13
16x48	10.67	3.24	0.30	0.23	0.32	0.19	4.28
24x48	12.00	3.24	0.36	0.26	0.32	0.19	4.37
30x48	13.00	6.48	0.42	0.28	0.32	0.19	7.69
36x48	14.00	6.48	0.48	0.30	0.32	0.19	7.77
42x48	15.00	6.48	0.54	0.32	0.32	0.19	7.85
48x48	16.00	6.48	0.60	0.34	0.32	0.19	7.93
						Avg Cost	5.80

Calculation of Total Work Hours Available - Per Year - Per Man

FY04

Non-Productive Work Hours

Yrs Service	# Men	Wk Hrs	Leave Days/Yr	Hrs/Yr	Total Work Hours Per Year	Fringe Benefit Deduction	Non-Productive Hrs/Year
1 - 04	4	8	18	144	2,080	6.92%	576
5 - 10	5	8	22	176	2,080	8.46%	880
11 - 15	4	8	26	208	2,080	10.00%	832
16 + yrs	4	8	27	216	2,080	10.38%	864
Authorized Breaks (15 mins in AM and 15 mins in PM):	17	0.5	155	78	2,080	3.73%	1318
Furlough (deducted from annual pay):	17	8	4	32	2,080	1.54%	544
Floating Holiday (added December 31st each year):	17	8	1	8	2,080	0.38%	136
Holidays:	17	8	11	88	2,080	4.23%	1496
							-391 hrs/yr/man
Maintenance Men:					17		
Work Hours Per Year:					2,080		
Man Hours Per Year:					35,360		
Non-Productive Work Hours Per Year:					-6,646	-19%	
Productive Work Hours Per Year:					28,715	81%	
Work Hours Available Per Man Per Year:					1,689		
Work Hours Available Per Man Per Month:					141		
Work Days Per Month:					22		
Work Hours Available Per Man Per Day:					6.5	= 6 hrs	0.30 mins

2080hrs / 40hrs = 52 wks/yr (Work Hours + Down Time)
 1689hrs / 40hrs = 42.23 wks/yr (Available Work Hours)
 391hrs / 40hrs = 9.79 wks/yr (Leave, Furlough, Discretionary, Holidays)

Admin Overhead

Employee Benefits

31.6%

Labor/Hour

STAFF	LABOR	Actual Rate/Hr	Approx. Total 31.6%	Yearly Salary Range FY04*			Hourly Salary Range		
				Average	Low	High	Average	Low	
Maint Tech I:	0	\$0.00	\$0.00	\$0.00	0	0	0	0.0000	0.0000
Maint Tech II (S):	3	\$21.13	\$16.05	\$5.07	33,390	30,120	36,660	16.0529	14.4808
Maint Tech II (Z):	10	\$22.14	\$16.83	\$5.32	34,998	31,572	38,424	16.8260	15.1788
Sr. Maint Tech:	2	\$22.17	\$16.84	\$5.32	35,034	31,608	38,460	16.8433	15.1962
Maint Super:	2	\$26.96	\$20.49	\$6.47	42,618	38,448	46,788	20.4894	18.4846
Labor Average:	17	\$23.10 /Hr	\$0.3850 /Min						
Work Hours Available Per Man Per Year: 1,689									

Travel/Hour

Vehicle Charges	Actual FY03	Available Work Hrs	EXPENSE	Travel Time			
				Location	Miles	mph	Time
Gas:	\$34,326.11	28,715	\$1.20				
Maint:	\$20,657.38	28,715	\$0.72				
Insurance:	\$53,115.00	28,715	\$1.85				
Total:	#####	28,715	\$3.76 /Hr				
Inflation:	3.00%		Inflation: 3.00%				
	\$3,242.95	28,715	\$0.11 /Hr				
	#####	28,715	\$3.76 /Hr				
Total:	#####	28,715	Total: \$3.88 = \$0.0646 Per/Min				
			Travel Average: \$26.98 = \$0.4496 Per/Min				
			Labor + Travel Average: \$50.08 \$0.8346 Per/Min				
				Total Travel Time:	51.1	1.263	64.6
				Avg Travel Time:	25.6	1.263	32.29

65 mph Freeway
30 mph Street
47.5 mph Average

FY04*
High
0.0000
17.6250
18.4731
18.4904
22.4942

San Diego Housing Commission

SCHEDULE OF RESIDENT CHARGES

EFFECTIVE: July 1, 2004

FOR RESIDENT CAUSED DAMAGE OR NEGLECT
BEYOND NORMAL WEAR AND TEAR

OFFICE HOURS: MONDAY TO FRIDAY - 7:30 A.M. TO 4:30 P.M.
TO REQUEST MAINTENANCE REPAIRS: 1 (800) 250-4455

ALL EMERGENCIES 24 HOURS: 1 (800) 250-4455

THE SAN DIEGO HOUSING COMMISSION RESERVES THE RIGHT TO CONTRACT OUT ANY ITEM LISTED

LOCK SERVICE:

OPEN DOOR 8:00 A.M. TO 4:00 P.M., MONDAY TO FRIDAY
OPEN DOOR 4:00 P.M. TO 8:00 A.M., OR WEEKENDS, HOLIDAYS - or when staff not available
REPLACE DEADBOLT LOCK
REPLACE ENTRY LOCK
REPLACE PASSAGE LOCK
REPLACE PRIVACY LOCK
REPLACE MAILBOX LOCK
RE-KEY DOOR LOCKS / FOR TWO (2) CYLINDERS
MAKE DUPLICATE KEY(S) / PER KEY
MAKE DUPLICATE KEY(S) / AND DELIVER
LOCK SERVICE / ANYTIME - VENDOR - or when staff not available

PLUMBING:

UNSTOP TOILET / AUGER OR PLUNGE ONLY
UNSTOP TOILET / TAKE UP
REPLACE TOILET SEAT (REGULAR)
REPLACE TOILET SEAT (ELONGATED)
REPLACE TOILET TANK LEVER
REPLACE TOILET TANK LID
REPLACE TOILET TANK & BOWL
UNSTOP SINK/TUB/BASIN
REPLACE TUB TRIP LEVER ASSEMBLY
REPLACE LAVATORY BASIN POP-UP ONLY
REPLACE KITCHEN SINK BASKET STRAINER
REPLACE KITCHEN SINK GARBAGE DISPOSAL STOPPER
REPLACE FAUCET AERATOR
REPLACE FAUCET HANDLE
REPLACE KITCHEN FAUCET
REPLACE LAVATORY FAUCET
REPLACE SHOWER/TUB FAUCET VALVE
REPLACE TUB RAPID FIT STOPPER
REPLACE GARBAGE DISPOSAL
UNSTOP GARBAGE DISPOSAL
PLUMBING SERVICE / ANYTIME - VENDOR

ELECTRICAL:

REPLACE LIGHT SWITCH
REPLACE LIGHT SWITCH COVER PLATE(S)
REPLACE OUTLET
REPLACE OUTLET COVER PLATE(S)
REPLACE ROUND CLEAR PORCH LIGHT FIXTURE
REPLACE ROUND CLEAR PORCH LIGHT GLASS
REPLACE SMOKE ALARM / NON HANDICAP
REPLACE SMOKE ALARM / HANDICAP w/strobe
REPLACE MISSING HEARING IMPAIRED DEVICES
REPLACE TELEPHONE JACK
ELECTRICAL SERVICE / ANYTIME - VENDOR

San Diego Housing Commission
SCHEDULE OF RESIDENT CHARGES

APPLIANCE:

REPLACE STOVE / 30" GAS (NEW)
REPLACE STOVE TOP PANEL
REPLACE BURNER KNOB
REPLACE OVEN KNOB
REPLACE OVEN SHELF RACK
REPLACE BROILER PAN
REPLACE BROILER SHIELD
REPLACE BURNER GRATE
REPLACE STOVE HOOD
REPLACE STOVE HOOD GREASE FILTER
REPLACE REFRIGERATOR (NEW)
REPLACE ICE TRAYS
REPLACE METAL SHELF
REPLACE VEGETABLE BIN DRAWER
REPLACE VEGETABLE BIN CRISPER COVER
REPLACE DOOR HANDLE GRIP
REPLACE DOOR HANDLE BRACKET
APPLIANCE SERVICE / ANYTIME - VENDOR

CARPENTRY:

REPLACE EXTERIOR DOOR
REPLACE INTERIOR DOOR
REPLACE SLIDING CLOSET DOOR
REHANG SLIDING CLOSET DOOR
REPLACE DOOR HINGE / PAIR
REPLACE INTERIOR DOOR JAMB, STOP & CASING
REPLACE EXTERIOR DOOR JAMB, STOP & CASING
CARPENTRY SERVICE / ANYTIME - VENDOR

GLAZING:

REPLACE WINDOW GLASS
REPLACE PATIO SLIDING DOOR GLASS
GLAZING SERVICE / ANYTIME VENDOR
REPLACE WINDOW SCREEN (NEW)
RESCREEN WINDOW SCREEN (FABRIC ONLY)
RESCREEN DOOR SCREEN (FABRIC ONLY)
REPLACE PATIO SLIDING SCREEN DOOR (NEW)
REPLACE PATIO SLIDING GLASS DOOR (NEW)
GLAZING SERVICE / ANYTIME - VENDOR

MISCELLANEOUS:

REPLACE TOWEL GRAB BAR
REPLACE TOILET PAPER ROLLER
REPLACE MEDICINE CABINET / 14" X 24" ROUGH
CABINET REPAIRS
REPAIR / REPLACE COUNTERTOP
REPAIR CERAMIC TILE
FLOOR REPAIRS / PER NEW TILE REPLACEMENT
WALL/CEILING REPAIRS (HOLES, GOUGES, CORNER BEAD)
REPAIR / REPLACE VERTICAL BLINDS
PAINT UNIT (PRO-RATE TO 36 MONTHS)
CLEAN UNIT (INCL. STOVE & REFRIGERATOR)
REPLACE DOOR STOPS / WALL BUMPERS
RESIDENT CANCELED: SERVICE / APPOINTMENT / NOTICE
(WITHOUT 48 HOURS PRIOR NOTICE TO SDHC)
RESIDENT NOTICED AND NO PREPARATION FOR SERVICE:
CONTRACTOR / VENDOR TRIP CHARGE:

ITEMS NOT LISTED:

ITEMS NOT LISTED / ANYTIME by SDHC
ITEMS NOT LISTED / ANYTIME by VENDOR

AVC = ACTUAL VENDOR COST

San Diego Housing Commission
SCHEDULE OF RESIDENT CHARGES



CHARGE

\$17
AVC
\$32
\$34
\$31
\$32
\$25
\$26
\$2
\$17
AVC

\$18
\$25
\$26
\$41
\$19
\$36
AVC
\$22
\$27
\$20
\$18
\$18
\$17
\$29
\$85
\$93
AVC
\$24
\$86
\$20
AVC

\$20
\$17
\$20
\$17
\$22
\$18
\$34
\$135
AVC
AVC
AVC

San Diego Housing Commission
SCHEDULE OF RESIDENT CHARGES

CHARGE

\$284
AVC
\$30
\$30
AVC
\$26
AVC
AVC
\$63
\$24
\$425
\$19
AVC
\$63
\$51
AVC
AVC
AVC

\$107
\$66
\$97
\$18
\$34
\$66
\$86
AVC

AVC
AVC
AVC
\$30
\$20
\$21
AVC
AVC
AVC

\$28
\$18
\$48
AVC
AVC
AVC
\$19
AVC
AVC
AVC
AVC
\$22
\$32

\$32
AVC

ACTUAL COST
AVC

(CA063M05)
REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-DWELLING USE

A. Property Description

Project Name: **Market St**

Project Number **CA16P063058**

Total Number of Units in the Project: **20**

Specific Unit to be used: **Will notify upon selection**

Age of Project from DOFA: **September/1992**

Rehabilitation: *There is no rehabilitation or physical conversion planned.*

B. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

C. Justification for Conversion

Need for non-dwelling space:

The purpose of this conversion is to provide office space for resident managers at Santa Margarita St. and Belden Village.

D. Relocation Plan

Not applicable; no relocation planned.

E. Local Government Consultation

Not required (only unit is being proposed for conversion).

F. Resolution of the Board of Commissioners

Resolution Number:

Date:

REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-DWELLING USE

G. Property Description

Project Name: **Calle Primera**
Project Number **CA16P063038**
Total Number of Units in the Project: **70**
Specific Unit to be used: **178 Calle Primera #B**
Age of Project from DOFA: **March/1984**
Rehabilitation: *There is no rehabilitation or physical conversion planned.*

H. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

I. Justification for Conversion

Need for non-dwelling space:

The purpose of this conversion is to provide office space for additional staff.

J. Relocation Plan

Not applicable; no relocation planned.

K. Local Government Consultation

Not required (only unit is being proposed for conversion).

L. Resolution of the Board of Commissioners

Resolution Number:

Date:

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. _____

ADOPTED ON _____

WHEREAS, the San Diego Housing Commission is required by HUD regulation to convert units for purposes other than the housing of eligible lower-income families; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) must grant permission for a Housing Authority to convert a Public Housing unit to non-dwelling use;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the San Diego Housing Commission that the Chief Executive Officer be authorized to request approval for conversion of two dwelling units, 178 Calle Primera #B and 4453 Market St. #B as non-dwelling to provide on-site office space for a Resident Manager.

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of **RESOLUTION NO. _____** passed and adopted by the San Diego Housing Commission of the City of San Diego, California, on _____.

Vote: Yeas -

 Nays -

 Absent -

By: _____
Deputy Secretary

Approved as to form:

CHRISTENSEN SCHWERDTFEER & SPATH LLP, General Counsel

By: _____
Charles B. Christensen

(CA063N05)
REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-ELIGIBLE PROGRAM USE

A. Property Description

Project Name: **Belden Village**

Project Number **CA16P063035**

Total Number of Units in the Project: **80**

Specific Unit to be used: **7777 Belden St. #243**

Age of Project from DOFA: **November/1983**

Rehabilitation: **There is no rehabilitation or physical conversion planned.**

B. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

C. Justification for Conversion

Need for deprogrammed unit: State law requires property owners of apartment complexes with sixteen (16) or more units to have a resident manager on-site.

The purpose of this deprogramming is to provide the resident manager with a dwelling unit. The resident manager's household is not eligible for the Public Housing program.

D. Relocation Plan

Not applicable; no relocation planned.

E. Local Government Consultation

Not required (only unit is being proposed for deprogramming).

F. Resolution of the Board of Commissioners

The Housing Commission Board authorized the CEO to request approval from HUD, for future deprogramming of units, for use by on-site resident managers not eligible for the public housing program.

Resolution Number: 00929 (attached)
Date: November 3, 1997

REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-ELIGIBLE PROGRAM USE

G. Property Description

Project Name: **Eastman/Levant**

Project Number **CA16P063055**

Total Number of Units in the Project: **50**

Specific Unit to be used: **Will notify when Resident Manager hired**

Age of Project from DOFA: **July/1992**

Rehabilitation: **There is no rehabilitation or physical conversion planned.**

H. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

I. Justification for Conversion

Need for deprogrammed unit: State law requires property owners of apartment complexes with sixteen (16) or more units to have a resident manager on-site.

The purpose of this deprogramming is to provide the resident manager with a dwelling unit. The resident manager's household is not eligible for the Public Housing program.

J. Relocation Plan

Not applicable; no relocation planned.

K. Local Government Consultation

Not required (only unit is being proposed for deprogramming).

L. Resolution of the Board of Commissioners

The Housing Commission Board authorized the CEO to request approval from HUD, for future deprogramming of units, for use by on-site resident managers not eligible for the public housing program.

Resolution Number: 00929 (attached)
Date: November 3, 1997

REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-ELIGIBLE PROGRAM USE

M. Property Description

Project Name: **El Camino Real**

Project Number **CA16P063047**

Total Number of Units in the Project: **45**

Specific Unit to be used: **Will notify when Resident Manager hired**

Age of Project from DOFA: **October/1995**

Rehabilitation: **There is no rehabilitation or physical conversion planned.**

N. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

O. Justification for Conversion

Need for deprogrammed unit: State law requires property owners of apartment complexes with sixteen (16) or more units to have a resident manager on-site.

The purpose of this deprogramming is to provide the resident manager with a dwelling unit. The resident manager's household is not eligible for the Public Housing program.

P. Relocation Plan

Not applicable; no relocation planned.

Q. Local Government Consultation

Not required (only unit is being proposed for deprogramming).

R. Resolution of the Board of Commissioners

The Housing Commission Board authorized the CEO to request approval from HUD, for future deprogramming of units, for use by on-site resident managers not eligible for the public housing program.

Resolution Number: 00929 (attached)
Date: November 3, 1997

REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-ELIGIBLE PROGRAM USE

S. Property Description

Project Name: **Santa Margarita**

Project Number **CA16P063030**

Total Number of Units in the Project: **32**

Specific Unit to be used: **Will notify when Resident Manager hired**

Age of Project from DOFA: **May/1983**

Rehabilitation: **There is no rehabilitation or physical conversion planned.**

T. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

U. Justification for Conversion

Need for deprogrammed unit: State law requires property owners of apartment complexes with sixteen (16) or more units to have a resident manager on-site.

The purpose of this deprogramming is to provide the resident manager with a dwelling unit. The resident manager's household is not eligible for the Public Housing program.

V. Relocation Plan

Not applicable; no relocation planned.

W. Local Government Consultation

Not required (only unit is being proposed for deprogramming).

X. Resolution of the Board of Commissioners

The Housing Commission Board authorized the CEO to request approval from HUD, for future deprogramming of units, for use by on-site resident managers not eligible for the public housing program.

Resolution Number: 00929 (attached)
Date: November 3, 1997

REQUEST FOR HUD APPROVAL
CONVERSION OF PUBLIC HOUSING UNIT FOR NON-ELIGIBLE PROGRAM USE

Y. Property Description

Project Name: **Sycamore (West)**

Project Number **CA16P063031 & 025**

Total Number of Units in the Project: **41**

Specific Unit to be used: **Will notify when Resident Manager hired**

Age of Project from DOFA: **September/1985**

Rehabilitation: **There is no rehabilitation or physical conversion planned.**

Z. Description and Timetable for Conversion

Since there is no rehabilitation planned, no timetable for physical work is needed.

AA. Justification for Conversion

Need for deprogrammed unit: State law requires property owners of apartment complexes with sixteen (16) or more units to have a resident manager on-site.

The purpose of this deprogramming is to provide the resident manager with a dwelling unit. The resident manager's household is not eligible for the Public Housing program.

BB. Relocation Plan

Not applicable; no relocation planned.

CC. Local Government Consultation

Not required (only unit is being proposed for deprogramming).

DD. Resolution of the Board of Commissioners

The Housing Commission Board authorized the CEO to request approval from HUD, for future deprogramming of units, for use by on-site resident managers not eligible for the public housing program.

Resolution Number: 00929 (attached)
Date: November 3, 1997

(ca063o05)
San Diego Housing Commission

Public Housing Units Returned to Service

The following units, currently deprogrammed and utilized by Resident Managers, may be returned to service for use by families eligible for the Public Housing program:

- 12675 El Camino Real #2
- 2005 Alaquinas Dr #8
- 393 Sycamore Rd #1
- 4071 Pulitzer Dr #2
- 4215 Juniper St #16
- 5389 Santa Margartia St #31
- 7114 Eastman St #2