

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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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.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

## Streamlined Annual Plan for Fiscal Year 2006-2007

**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.

**RESERVED**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** HOUSING AUHORITY OF THE COUNTY OF SAN DIEGO  
**PHA Number:** CA108

**PHA Fiscal Year Beginning:** 07/2006 (updated)

**PHA Programs Administered:**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 121    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 10478

**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, 3989 Ruffin Rd., San Diego, CA 92123
- 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, 3989 Ruffin Rd., San Diego, CA 92123
- PHA development management offices
  - Towncentre Manor, 434 F St., #101, Chula Vista, CA 91910
  - Melrose Manor, 1678 Melrose Ave., #19, Chula Vista, CA 91911
  - L Street Manor, 584 L St., Apt. F, Chula Vista, CA 91911
  - Dorothy St. Manor, 778 Dorothy St., Apt. A, Chula Vista, CA 91911
- 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 – four locations
  - El Cajon Branch, 201 E. Douglas Ave., El Cajon, CA 92020
  - County of San Diego, 5555 Overland Ave., 15 M/S 070, San Diego, CA 92123
  - Lincoln Acres Branch, 2725 Granger Ave., Lincoln Acres, CA 91950
  - Vista Branch, 700 Eucalyptus, Vista, CA 92084
- PHA website, [www.sdhcd.org](http://www.sdhcd.org)
- Other (list below)

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

- Main business office of the PHA, 3989 Ruffin Rd., San Diego, CA 92123
- PHA development management offices
- Other (list below)

# Streamlined Five-Year PHA Plan

## PHA FISCAL YEARS 2006 - 2010

[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)

### 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)

#### **Progress Statement:**

There have been no additional vouchers awarded, although the PHA intends to apply for any vouchers that it is eligible to receive.

- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) Achieve High Performer
  - Improve voucher management: (SEMAP score) Maintain High Performer
  - Increase customer satisfaction: Maintain a 3-point average or better on customer service surveys.

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections) Inspections of Public Housing in accordance with UPCS. Random quarterly file audits and apartment inspections in public housing.
- 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)  
Maintain or increase vouchers to 98% utilization within funding levels.

**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)  
Implement energy savings measures in public 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 recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

### **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)  
Regularly evaluate waiting lists and assisted households to determine if affirmative measures are necessary to assure equal access to all groups of people regardless of race, color, religion, national origin, sex, familial status, and disability

#### **Other PHA Goals and Objectives: (list below)**

Maintain program size and quality of services and manage program within allocated funding/revenue levels.

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## Streamlined Annual PHA Plan

### PHA Fiscal Year 2007

[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.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### 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.

N/A Optional

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

The PHA has analyzed the housing needs of low-income and very low-income families who reside in the PHA’s jurisdiction. The housing needs of these groups continue to be great considering the high cost of rental housing in the PHA’s jurisdiction. Although the vacancy rate has increased a bit over the last year, the rents have not yet declined. According to the 2000 census, over 35,000 families have income at or below 30% of the area median income and almost 77,000 families have income above 30% and at or below 50% of the area median income.

The PHA’s jurisdiction encompasses more than one Consolidated Plan jurisdiction. Consolidated Plans for the Cities of Chula Vista, Escondido, and El Cajon describe the housing needs for those cities. In addition, the County of San Diego has taken a regional approach and developed a Consortium Consolidated Plan which contains a comprehensive affordable housing strategy for the unincorporated areas of San Diego County and the cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, Santee, San Marcos, Solana Beach and Vista. The cities of Carlsbad and Encinitas operate their own housing authorities.

**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.

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	21,411		600
Extremely low income <=30% AMI	15,144	70.7%	
Very low income (>30% but <=50% AMI)	5,604	26.2%	
Low income (>50% but <80% AMI)	663	3.1%	
Families with children	12,678	59.2%	
Elderly families	2,460	11.5%	
Families with Disabilities	6,273	29.3%	
White/Hispanic	6,539	30.6%	
White/Non-Hispanic	11,185	52.2%	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Black/Hispanic	50	0.2%	
Black/Non-Hispanic	2,723	12.7%	
Am. Indian/Alaska Native	173	0.8%	
Asian/Pacific Islander	741	3.5%	
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			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
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	6623		10
Extremely low income <=30% AMI	4909	74.1%	
Very low income (>30% but <=50% AMI)	1529	23.1%	
Low income (>50% but <80% AMI)	185	2.8%	
Families with children	4400	66.4%	
Elderly families	567	8.6%	
Families with Disabilities	1656	25.0%	
White/Hispanic	2494	37.7%	
White/Non-Hispanic	2731	41.2%	
Black/Hispanic	15	0.2%	
Black/Non-Hispanic	1090	16.5%	
Am. Indian/Alaska Native	66	1%	
Asian/Pacific Islander	227	3.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2279	34.4%	4
2 BR	3702	55.9%	3
3 BR	455	6.9%	3

Housing Needs of Families on the PHA's Waiting Lists			
4 BR	158	2.4%	N/A
5 BR	22	0.3%	N/A
5+ BR	7	0.1%	N/A
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 Authority of the County of San Diego's (HACSD) strategy to address the housing needs of families on the PHA's public housing and Section 8 waiting lists is to ensure through appropriate eligibility verification, fraud, and program abuse investigations, that all families currently being assisted are eligible for their assistance and are receiving the correct amount of assistance. In addition, the HACSD is committed to maintaining its voucher utilization near the 100% level while managing its programs within available funding levels.

The HACSD's reasons for these strategies are to ensure that only eligible families receive assistance, therefore, reducing the wait time for families on the waiting list. In addition, the management of the HACSD's programs within its anticipated revenue assures the eventual opportunity for assistance to be provided to eligible families on the HACSD's waiting lists.

**(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)

**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)

Encourage alternative living arrangements, such as shared housing and SROs, and restrict increases in program costs by strictly limiting increases in initial voucher size, therefore, ensuring that families at or below 30 of AMI can be targeted and served within available funding levels.

**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)

This population will be served within available funding levels after income-targeting requirements are met. The HACSD has a substantial number of families on its waiting list that

are at or below 50% of AMI and above 30% of AMI, thus, no special activities are necessary to reach this population.

**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)

Evaluate program waiting lists and participants to determine the necessity of affirmative marketing to races/ethnicities that have disproportionate housing needs. If a need is indicated, develop an affirmative marketing campaign.

**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)

Provide information to Section 8 participants regarding units available in areas of low-poverty/low-minority concentration and recruit rental units in these lower poverty/minority concentration areas, if available funds are sufficient to support assistance in these higher cost areas.

**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.

As required by the Quality Housing and Work Responsibility Act of 1998, the PHA is submitting a Statement of Financial Resources. This statement includes projected income and expenses for the operation of public housing and tenant-based assistance programs for fiscal year beginning July 1, 2006 and ending June 30, 2007.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	\$142,022	
b) Public Housing Capital Fund	\$160,000	
c) HOPE VI Revitalization	N/A	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 89,290,196	
f) Resident Opportunity and Self-Sufficiency Grants	\$ 83,333	
g) Community Development Block Grant	\$ 400,000	Housing Preservation
h) HOME	\$ 719,000	Rental Assistance
i) HOME (DCCA & ADDI)	\$ 700,000	Homeownership
Other Federal Grants (list below)		
FSS Coordinator	\$ 49,146	Section 8 FSS Coordinator
HOPWA	\$ 590,000	Rental Assistance
Shelter Plus Care	\$ 343,000	Rental Assistance
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Public Housing Capital Fund	\$165,000	Public Housing Improvements
<b>3. Public Housing Dwelling Rental Income</b>	\$ 556,158	Public Housing Operations
<b>4. Other income (list below)</b>		
Interest—Section 8	\$180,000	Section 8 Administration
Interest – Public Housing	\$18,000	Public Housing Operations
Laundry	\$ 7,980	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
N/A		
<b>Total Resources</b>	\$ 93,403,835	

### **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) 3
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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)

- 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, 3989 Ruffin Rd., San Diego Ca 92123
- PHA development site management office
- Other (list below)

Via the internet, telephone, mail, or fax.

c. Site-Based Waiting Lists-Previous Year N/A

- 1. Has the PHA operated one or more site-based waiting lists in the previous year? NO 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?

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

The PHA has four public housing sites; however, only one site has one-bedroom units. Therefore, applicants eligible for one-bedroom assignments have only one site to select.

**(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)

Under-housed if overcrowded

- 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)

Families with dependent children

Families on the Katrina Disaster Housing Assistance Program administered by the HACSD.

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.

- 1 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)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 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)

- 2 Families with dependent children
- 3 Families on the Katrina Disaster Housing Assistance Program administered by the HACSD.

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? Each one of the HACSD family developments has less than 100 units and is not subject to 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)]

## 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)

Criminal history screening upon initial screening, upon a participant's move, and all new family members admitted.

Screening for members subject to the state sex offender registration requirement.

Screening for previous debt to a PHA, previous program violations, and previous fraud.

Screening for threats to the health, safety, or right to peaceful occupancy to residents or those residing in the immediate vicinity.

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)

The PHA will provide prospective landlords, upon request along with the participant's release of information, any documentation in the file that reflects on a participant's tenancy history. Also, the PHA will provide landlords, upon request, the current address of the family, as well as the current and previous landlords' names, addresses, and phone numbers, if known.

## **(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)  
Mainstream and various HOME-funded tenant-based rental assistance programs

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)

Applicants may apply by contacting the PHA main administrative office by telephone, may apply via the internet, in writing, or by fax.

## **(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:

Depending on funding and the availability of vouchers, the PHA may grant extensions as a reasonable accommodation, or due to other valid extenuating circumstances, such as an illness. Currently, the PHA gives the family a total of 90 days to search for a unit prior to any extensions.

## **(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 with dependent children

Families on the Katrina Disaster Housing Assistance Program administered by the HACSD.

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.

- 1 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)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 2 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)

2 Families with dependent children

1 Families on the Katrina Disaster Housing Assistance Program administered by the HACSD.

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)

Written amendments to the Section 8 Administrative Plan.

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

- Through published notices  
If the waiting list has an inadequate number of qualified candidates for the program
- Other (list below)  
The PHA selects for its special-purpose Section 8 Mainstream program from its Section 8 waiting list

#### **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)  
 95<sup>th</sup> 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
- 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)

Anytime the family experiences an income decrease.  
Anytime the family's household composition changes and there is an income change.  
The family must always report within 14 days all changes in income, assets, and family composition.

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)

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 90% 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)

The fixed HAP funding enacted with the 2004 Appropriations Act was inadequate to support payment standards above 100% of the FMR. It is uncertain at the time of the creation of this document whether the level of funding for 2006 will be sufficient to support a higher payment standard. In addition, it is uncertain at the time of the creation of this document whether the Fair Market Rents will be set at the 50th percentile or at the 40<sup>th</sup> percentile.

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)

Whenever necessary to maintain program within funding levels and improve viability of the program.

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)

Program Funding

## **(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.)

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

## **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? 10 While the PHA may limit its program size to approximately 10 ‘searching’ families at a time, it has no limit on the number of home purchase closings. The PHA does not anticipate it will have any closings 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:

- The family has no family-caused violations of HUD’s housing quality standards within the last year.
- The family is not within the initial term of the lease.
- The family does not owe money to the HACSD.
- The family has not committed any serious or repeated violations of a HACSD-assisted lease within five years.
- The family has not had any arrests for violent or drug-related criminal activities over the last five years.
- The family may not refinance its assisted property for more than they currently owe.

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

Will send recruitment letters to families, and arrange orientation meetings. Will work with area housing counseling agencies, lenders, and realtors to act as resource. Will work with cities within the PHA’s jurisdiction to identify Section 8 participants in units undergoing condominium conversion to evaluate their suitability for purchasing their units.

### **(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 will be 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 2006 - 2010.)

The PHA continues to administer the County of San Diego Downpayment and Closing Costs Assistance (DCCA) program, which provides 3% deferred interest loans to eligible low-income first-time homebuyers. The DCCA program annually assists approximately 15-20 households in the purchase of their first homes. The DCCA program is funded through the HOME Investment Partnerships program, the American Dream Downpayment Initiative and the State of California CalHome program.

The PHA administers several Tenant Based Rental Assistance (TBRA) Programs for low-income and special needs individuals including: the HOME funded Tuberculosis Program, the HOME funded Emancipated Foster Youth Program, the HOME funded Mentally Ill Young Adult Program, the HOME funded Dependency Court's Substance Abuse Recovery Management System (SARMS) Program, the HOME funded Urban County Program, the HOME funded Encinitas Program, the HOME funded La Mesa Program, a HOPWA funded TBRA Program, a Redevelopment Agency funded TBRA and a Shelter Plus Care funded TBRA. The TBRA programs assisted approximately 430 households during FY 2004-2005.

The PHA continues to administer a Youth Employment Preparation Program to provide Emancipated Foster Youth with a six-month paid work experience that includes job coaching, and work readiness education. The participants are assigned a job coach and placed in each department within the County of San Diego's Community Services Group (Housing and Community Development, Animal Services, Registrar of Voters, Library, Purchasing and Contracting, and General Services).

The PHA administers a scholarship program for public housing youth entering or about to enter college. The program provides computers and funds for tuition and other school expenses.

The PHA provides rehabilitation services to low-income homeowners. Eligible properties include single-family homes and mobile homes. During FY 2004-2005, 50 units were rehabilitated under this program.

The PHA has contracted for a web-based on-line waiting list applications system to provide better customer service and to better accommodate applicants with disabilities.

On July 1, 2005, the PHA awarded a new public housing property management. This contract, unlike previous contracts, has a fixed price component for property management and routine maintenance services to hold down costs. Also, the property management company will be handling occupancy duties unlike the previous property management company.

The PHA has applied for all grants it is eligible for and successfully received a 2005 FSS Coordinator grant

The PHA has maintained its high performer status for PHAS and SEMAP, along with its MTCS reporting rate.

The PHA has an active program abuse investigation unit and is diligent in ensuring families comply with program regulations, as well as the PHA's zero tolerance policy for drug and violent criminal activities

The PHA's Section 8 Homeownership Program continues with an active recruitment of new candidates. There continues to be available HOME funds for closing costs and downpayment expenses for the Section 8 Homeownership families. Of the initial three families that successfully purchased homes, one family continues to receive Section 8 Homeownership assistance.

The PHA screens all its families for violent and drug related criminal activities, as well as for registered sex offender status.

The PHA maintains a listing of rental housing in areas of greater opportunity for selection by Section 8 program participants.

The PHA lobby has a Kiosk connected to the internet that provides employment, training and educational information, housing information, community information, as well as the available rental housing listing.

The PHA is maintaining a 98% voucher utilization rate for its Section 8 program.

The PHA is providing ongoing program information to rental property owners and managers.

The PHA continues to administer a resource center at the Dorothy Street Public Housing site in partnership with a non-profit agency to provide computer classes to Public Housing, Section 8, and other assisted program participants, such as foster youth receiving HOME-funded tenant-based rental assistance. The resource center was opened on October 25, 2004.

The PHA continues to administer an educational Scholarship Program for Public Housing Youth.

Provided work experience and training for area college students in the Public Housing field. Maximizing utilization of PHA staff dollars and successfully marketing program to a wide range of future professionals.

In 2005, all Public Housing sites were certified Crime Free by local law enforcement.

## **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

Any change that will substantially negatively impact a majority of Section 8 or Public Housing participants or waiting list applicants, unless that change is necessary because of funding constraints or regulatory changes.

#### b. Significant Amendment or Modification to the Annual Plan

Any change that will substantially negatively impact a majority of Section 8 or Public Housing participants or waiting list applicants, unless that change is necessary because of funding constraints or regulatory changes.

## **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:

### **MEETING WITH PUBLIC HOUSING RESIDENTS ON SEPTEMBER 21, 2005 REGARDING THE CAPITAL FUNDS PLANS**

The capital funds meeting began at 2:00 p.m. Attendees included: 38 public housing residents, resident managers from Melrose and L Street, Property Manager Wende Tarantino, and Lorene Kellogg and Hugo Mora of the Housing Authority of the County of San Diego.

After introductions, a presentation was provided on the proposed HUD funding reduction. After the presentation, an open discussion was held on needed capital items and other issues.

The capital items were placed in three categories by their priority. They were: (1) Health and Safety, (2) Deteriorating items and Deferred Maintenance, and (3) Cosmetics, Niceties and Other. The residents discussed items that were placed in the above three categories. The residents identified the following capital news:

#### **Health and Safety**

Carpeting Replacement. 13 units in Towncentre have carpeting that the residents indicate is so deteriorated and unsanitary that it is a Health and Safety (H&S) issue. The majority of the more vocal residents preferred new

carpeting rather than the alternate of tile, parquet, or other hard flooring.

Solar Tinting. 15-20 units in Towncentre need a solar film or tinting because of the sun exposure. The units get so warm that some residents felt it was a H&S issue.

Security cameras. The current Towncentre surveillance system is obsolete and needs to be upgraded. Some of the residents felt it was an H&S issue.

Entry Automatic Door. The Towncentre front automatic door sticks and probably needs replacement. Some residents felt this was an H&S issue.

One resident suggested a "mold" inspection should be done. It was indicated that HUD may do a "free" inspection for housing authorities.

### **Deteriorating Items and Deferred Maintenance**

Carpeting Replacement. Towncentre units not mentioned under H&S need replacement of carpeting. The carpeting was installed without a pad and the glue rises to the surface after cleaning.

Parking Lot Repave. Towncentre's parking lot needs to be re-paved. In addition, the consensus was to remove visitor parking spaces so all current residents with automobiles will have parking spaces.

Laundry Room Floor. The Towncentre laundry room floor needs replacement (some disagreed on this).

Kitchen and Bathroom Flooring. The flooring in the kitchen and bathroom of many Towncentre units need replacement.

### **Cosmetics, Niceties, and Other**

Office Computer. The Towncentre office needs a new computer. Is this Tarantino's responsibility?

Stoves with knobs in front. The Towncentre stoves are pretty new, but the knobs are in the back and pose a hazard for some elderly. There was some disagreement of the need to replace all the stoves. A policy was set a number of years ago to replace stoves upon request.

Painting. The Towncentre apartments need to be painted.

### **Other Issues**

Visitor Parking. The consensus was to remove the Towncentre visitor parking. The visitor parking is impossible to enforce and there is much abuse. It is easier to eliminate the visitor parking upon the repave of the parking lot.

Exterior Door keys. A lot of discussion was engaged in regarding unauthorized persons being given the outside door keys by residents. The policy is for no one except the residents to have the keys. It was indicated that the locks were changed three years ago and it shortly thereafter became a problem again. Residents were advised that they are responsible for preventing unauthorized people from accessing the property.

### **Conclusion**

No other important issues were addressed. The managers of Melrose and L Street provided a listing of items that should be addressed at their sites.

## **INITIAL RESIDENT ADVISORY BOARD MEETING ON OCTOBER 13, 2005, 1:30 PM**

### Attendees:

Lorene Kellogg, Housing Authority  
Hugo Mora, Housing Authority  
Debra Dyar, Housing Authority  
Mike Dececchi, Housing Authority  
Dolores Cabrera & translator, Section 8 participant  
Le Ky Xuan, Section 8 participant  
Cassandra McKissack, Section 8 participant  
Randy P. Judickis and live-in aide, Section 8 participant  
Sandi Marsh, HA Commissioner, Section 8 participant  
Anna Engel, Public Housing Resident Manager  
Yvette Ghandorz, Public Housing Resident Manager  
Celia Perez, HA Commissioner, Section 8 participant  
Hikmat Shamma, Section 8 Participant

Hugo Mora presented on Capital Funds for public housing improvements. The annual plan has: \$33,000 for scholarship program. Melrose to replace kitchen cabinets and countertops.

Mary Rivera: "Who does repairs?" Stated that the ROP provides free labor done by apprentices/trades work for people in training. Asked who is eligible for scholarship.

Cassandra McKissack: Asked if there is a reason why the public housing is in Chula Vista.

Randy Judickis: Stated that non-profits or church groups are good source of labor. "Don't reinvent the wheel – use the wheel you have and apply for waivers or change wording of the law." Said that there was a waiver for funds to SDG&E to provide air conditioners for disabled people. Should partner/leverage funding, partner with corporations. Need to look for what's available. Stated that (the Housing Authority) won't get extra funds unless they ask. Stated that Public Housing may get funding for medical necessity.

Hikmat Shamma: "How do you get money for the Plan?"

Randy Judickis: Asked if money is all granted in one block. Asked how money is allocated.

Le Ky Xuan" "Why does housing authority allow rent increases? Rents are too high."

Mike Dececchi: Housing authority is involved in affordable housing – provides gap financing.

Randy Judickis: Non-profits – HUD guaranteed funding – so non-profits can keep rents low. Asked if housing authority has active program to leverage funds.

Wende Tarantino: In lieu fees are imposed on developers.

Randy Judickis: Edgemore land should have had affordable housing built. Should sue cities to build low-income housing.

Debra Dyar presented on ROSS elderly/family grants and Family Self Sufficiency

Mary Rivera: Asked how people apply for Family Self Sufficiency.

Hikmat Shamma: "Is FSS/ROSS part of an organization?" "Can get grants for FSS programs?"

Cassandra McKissack: stated she is trying to understand program. Asked about length of program (time limits).

Wende Tarantino: Asked about whether her Section 8 participants are being informed about the FSS program.

Sandra Marsh: Asked how FSS program is doing. "Are there many graduates?"

Randy Judickis: Stated (we) need one-stop program for disabled -- provides health care, housing. Said the State is paying for the setup up of a program that uses secondary water -- those who adopt can get incentives.

Casandra McKissack: Asked about cut in operating subsidy

Randy Judickis: Would like contact person regarding live-in aides -- group of people to (met?) Stated should be creative with waivers. Would like to be part of the solution and not part of the problem. Wanted statistics.

Cassandra McKissack: "Who has Copper Creek?"

Discussed Public Housing budget. Hikmat Shamma and Wende Tarantino had many questions on why 2007 shows such a drop in expenditures. Why 2006 shows a deficit. Why management costs are so low.

Randy Judickis: Stated that with solar panels -- 75% to 80% of cost is paid by State through SDG&E.

After the meeting some of the questions were clarified. 2006 budget projection was based on FY 2004/05 YTD actual expenditures and revenues as of February 2005. Management costs are based on the accepted contract from Tarantino.

## **SECOND RESIDENT ADVISORY BOARD MEETING ON DECEMBER 22, 2005, 10:00 AM**

Attendees:

Lorene Kellogg, Housing Authority  
Debra McRae, Housing Authority  
Hugo Mora, Housing Authority  
Debra Dyar, Housing Authority  
Mary Rivera, Section 8 Participant  
Dolores Cabrera & translator, Section 8 participant  
Le Ky Xuan, Section 8 participant  
Loc Ho, Section 8 Participant  
Randy P. Judickis on Speaker Phone, Section 8 participant  
Sandi Marsh, HA Commissioner, Section 8 participant  
Toni York, Section 8 Participant  
Celia Perez, HA Commissioner, Section 8 participant  
Hikmat Shammass, Section 8 Participant

Debra McRae discussed the Public Housing budget. Hikmat Shammass asked if there is a balance sheet. Debra McRae responded that a balance sheet is available, but is not necessary because there are no plans to finance properties.

Hikmat Shammass asked why there is no money from the government in the Public Housing budget. It was pointed out that Capital Funds and Operating Subsidy was money from the government, but the rents are supposed to support the properties in the majority.

Hilmat Shammass asked what contract costs were in the Public Housing Budget.

Randy Judickis asked about whether there has been any success in leveraging money with state and federal funds. He said that there are hundreds of thousands or millions of dollars available. He was advised that there is insufficient staff time to devote to finding sources of funding and that the decision was an executive decision to pull

a staff away to devote time to seeking out ways to leverage. Randy Judickis indicated that some grants provide funds to cover the costs of applying for the funds.

Hugo Mora gave a Capital Funds update. He indicated that there were no new changes to the Capital Funding Plan.

Mary Rivera asked about the program to assist the children in foster care with affordable housing. She felt the Youth Employment Preparation Program was a great program.

Mary Rivera asked about the eligibility requirements for the Public Housing Scholarship Program. She said that there is a Board of Governor's Grant that pays tuition.

Debbie Dyar spoke of the Section 8 Family Self Sufficiency (FSS) Program and the Public Housing ROSS family grant program. She said that 30 computers were given to FSS participants.

Randy Judickis spoke of savings that could be realized with a recaptured water program and there are funds available to set-up the system.

Mary Rivera said that "brown water" is not very healthy and should only be used if there is no public contact, such as in freeway medians.

The Board was advised that no public comments have been received, thus far, on the Agency Plan. The deadline for public comments is January 20, 2006. The Resident Advisory Board was advised that the final Agency Plan will go to the Housing Authority Board of Commissioners March 1, 2006.

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:

The PHA re-prioritized and added new items to its capital funds plan based on the Public Housing Resident meeting. New items added included the replacement of carpeting, flooring and appliances. The PHA considered comments made at the Resident Advisory Board meeting, but determined that no changes to the PHA Plan were necessary.

Other: (list below)

## (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:

Names of Resident Members of the PHA Governing Board: Celia Perez and Sandra

Marsh

Method of Selection:

- Appointment  
The term of appointment is (include the date term expires): 06/01/2005 -- 05/31/2007
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process N/A**

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Candidates are not elected, but are nominated by the Deputy Director of the Housing Authority and appointed by the Board of Supervisors of the County of San Diego

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) N/A

- 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: 05/31/2007

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Board of Supervisors of the County 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)**

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)

- Apply for additional Section 8 units, should they become available.
- Apply for special-purpose vouchers targeted to elderly or disabled, should they become available.
- Market the Section Rental Assistance Program to owners
- Develop strategies to manage program within funding levels while maintaining the viability of the program.

Other: (list below)

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

It is the general policy of the County of San Diego Consolidated Consortium to give top priority to assist extremely low-income groups to locate affordable rental housing, as well as homeownership opportunities to low or moderate income qualifying families. The Consortium's Plan supports the PHA Plan by pursuing the creation of housing opportunities that maintain affordability for the longest possible time period. With the exception of the cities of Carlsbad and Encinitas, the PHA operates the Section 8 Program for all participating cities of the Consolidated Plan Consortium. The PHA's Section 8 Program is the most comprehensive rental assistance program available in the jurisdiction of the Consolidated Plan.

**(4) (Reserved)**

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

**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:) To encourage the development of affordable housing

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

The PHA may set aside up to 100 vouchers for units in areas of 10% or below poverty rate within its jurisdiction, but has not identified these areas yet.

**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
***	<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
***	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
***	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
***	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
***	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
***	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-	Annual Plan: Eligibility, Selection, and Admissions

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Based Waiting List Procedure.	Policies
***	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
***	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
***	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
***	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
***	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
***	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
***	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
***	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
***	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
***	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
***	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
***	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
***	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
***1	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital 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
***	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
N/A	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
	Documentation for required Initial Assessment and any additional information	Annual Plan: Voluntary

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	required by HUD for Voluntary Conversion.	Conversion of Public Housing
***	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
***	Policies governing any Section 8 Homeownership program (Section 16 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
***	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
***	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
***	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
***	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
***	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
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

RESERVED

## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-02 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no:)**   
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
5	1411 Audit	\$1,000.00	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$3,312.00	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$9,650.00	\$24,299.00	\$24,299.00	\$24,299.00
10	1460 Dwelling Structures	\$154,850.00	\$138,118.00	\$138,118.00	\$138,118.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$13,000.00	\$19,395.00	\$19,395.00	\$19,395.00
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (sum of lines 1 thru 19)	\$201,812.00	\$201,812.00	\$201,812.00	\$201,812.00
	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Section 504 compliance	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Security –Soft Costs	\$0	\$0	\$0	\$0
	Amount of Line 20 related to Security—Hard Costs	\$129,900.00	\$19,187.00	\$19,187.00	\$19,187.00
	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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

<b>PHA Name:</b> The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-02 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002	
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

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

<b>PHA Name:</b> The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> ** Capital Fund Program Grant No: CA16-P108-501-02 Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA-Wide	Administration	1410	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	Completed	
HA-Wide	Audit	1411	LS	\$1,000.00	\$0	\$0	\$0	Deleted	
Dorothy St-004	A.C paving (portion)	1450	200 s. f.	\$1,100.00	\$3,475.00	\$3,475.00	\$3,475.00	Completed	
Dorothy St-004	Relocate mailbox	1450	22 each	\$1,200.00	\$0	\$0	\$0	Deleted	
Dorothy St-004	Community Room Upgrades	1470	812 s. f.	\$17,395.00	\$26,820.00	\$26,820.00	\$26,820.00	Completed	
Dorothy St-004	Seal coat new wood fence	1450	1,315 lineal ft	\$7,200.00	\$7,168.00	\$7,168.00	\$7,168.00	Completed	
Dorothy St-004	Tot lot (portion initial construction)	1450	250 s. f.	\$2,000.00	\$7,173.00	\$7,173.00	\$7,173.00	Completed	
Dorothy St-004	Laundry room vapor barrier	1450	10 s. f.	\$0	\$1,134.00	\$1,134.00	\$1,134.00	Completed	
Melrose-001	New perimeter wood fencing (portion)	1460	1490 lineal ft	\$15,776.00	\$15,776.00	\$15,776.00	\$15,776.00	Completed	
Melrose-001	Landscaping	1450	2,418 s. f.	\$10,690.00	\$0	\$0	\$0	Deleted	
Melrose-001	Gutters and downspouts	1460	2,222 l. f.	\$11,951.00	\$0	\$0	\$0	Deleted	
Melrose-001	Design/engineering/surveying for community building	1460	690 s. f.	\$35,536.00	\$44,612.00	\$43,004.00	\$43,004.00	Completed	
Melrose-001	Install new water heater enclosure doors	1460	24 each	\$11,000.00	\$0	\$0	\$0	Deleted	
Town Center-002	Install roll-top doors at office	1460	One each	\$7,306.00	\$4,015.00	\$4,015.00	\$4,015.00	Completed	

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

PHA Name: The Housing Authority of the County of San Diego		Grant Type and Number ** Capital Fund Program Grant No: CA16-P108-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Town Center-002	Repair Handrails and Guardrails at Patio		1460	260 sq. ft.	\$9,100.00	\$0	\$0	\$0	Deleted
Town Center-002	Replace rain gutter		1460	1,100 l. f.	\$10,904.00	\$10,904.00	\$10,904.00	\$10,904.00	Completed
Town Center-002	Install flooring in common area & asbestos containing mastic abatement		1460	2,650 s. f.	\$39,654.00	\$58,932.00	\$58,932.00	\$58,932.00	Completed
"L" Street CA16-CA16-P108-05	New lighting in rear of 3 buildings		1450	6 each	\$0	\$3,411.00	\$3,411.00	\$3,411.00	Completed
				<b>Total CFP Budget</b>	\$201,812.00	\$201,812.00	\$201,812.00	\$201,812.00	

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

PHA Name: The Housing Authority of the County of San Diego		Grant Type and Number Capital Fund Program No: CA16-P108-501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/04		09/30/02	6/30/06		06/30/03	
Dorothy St CA16-P108-004	6/30/04		03/31/04	6/30/06		6/30/06	
Melrose CA16-P108-001	6/30/04		03/31/04	6/30/06		6/30/06	
Town Center CA16-P108-002	6/30/04		03/31/04	6/30/06		6/30/06	
"L" Street CA16-P108-005	6/30/04		4/30/04	6/30/06		6/30/06	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: Three)  
 Performance and Evaluation Report for Period Ending :  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$55,576.000	\$55,576.00	\$22,929.00
3	1408 Management Improvements Soft Costs	\$0	\$12,470.00	\$12,470.00	\$12,470.00
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
5	1411 Audit	\$1,000	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$1,000	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$22,000.00	\$0	\$0	\$0
10	1460 Dwelling Structures	\$63,000.00	\$0	\$0	\$0
11	1465.1 Dwelling Equipment Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$59,048.00	\$73,102.00	\$73,102.00	\$59,078.00
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$4,900.00	\$4,900.00	\$4,900.00
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (sum of line 1 thru 19)	\$166,048.00	\$166,048.00	\$166,048.00	\$119,377.00
	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Section 504 compliance	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Security --Soft Costs	\$0	\$0	\$0	\$0
	Amount of Line 20 related to Security-- Hard Costs	\$63,000.00	\$0	\$0	\$0
	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

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

PHA Name: The Housing Authority of the County of San Diego		Grant Type and Number Capital Fund Program Grant No: CA16-P108-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Administration	1410	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	Completed
PHA-Wide	Public housing operations	1406	LS	\$0	\$36,405.00	\$36,405.00	\$22,929.00	On going
PHA-Wide	Resident Services	1408	LS	\$0	\$12,470.00	\$12,470.00	\$12,470.00	Completed
PHA-Wide	Audit	1411	LS	\$1,000.00	\$0	\$0	\$0	
PHA-Wide	Fees and Costs	1430	LS	\$1,000.00	\$0	\$0	\$0	
Melrose Manor CA18-P108-001	Design and construct new community building (portion)	1470	1,000 s. f.	\$48,048.00	\$14,024.00	\$14,024.00	\$0	Planning
Dorothy Street CA16-P108-04	New bathroom/HVAC/security screen windows	1470	500 sq. ft.	\$0	\$59,078.00	\$59,078.00	\$59,078.00	Completed
Melrose Manor CA16-P108-001	Enlarge existing laundry building	1470	100 s. f.	\$11,000.00	\$0	\$0	\$0	Deleted
Melrose Manor CA18-P108-001	Install security screen windows	1460	525 sq. ft.	\$12,000.00	\$0	\$0	\$0	
Melrose Manor CA18-P108-001	Install double security screen windows	1460	24 doors	\$14,000.00	\$0	\$0	\$0	
Town Center CA16-P108-02	Install new lighting in parking lot	1450	2 each	\$11,000.00	\$0	\$0	\$0	
Dorothy Street CA16-P108-04	Tenting and fumigating for termites (Portion)	1406	24 units	\$0	\$19,171.00	\$19,171.00	\$19,171.00	Completed
Dorothy Street CA16-P108-04	Relocation Costs (Tenting and fumigating for termites)	1495.1	24 tenants	\$0	\$4,900.00	\$4,900.00	\$4,900.00	Completed
Dorothy Street CA16-P108-04	Install double security screen door	1460	1,050 sq. ft.	\$25,000.00	\$0	\$0	\$0	
Dorothy Street CA16-P108-04	Install security screen windows	1460	22 doors	\$12,000.00	\$0	\$0	\$0	
"L" Street CA16-CA16-P108-05	New lighting in rear of 3 buildings	1450	6 each	\$8,000.00	\$0	\$0	\$0	Deleted
"L" Street CA16-	Install fencing around landscape areas	1450	250 lineal ft.	\$2,500.00	\$0	\$0	\$0	

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

PHA Name: The Housing Authority of the County of San Diego		Grant Type and Number Capital Fund Program Grant No: CA16-P108-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
CA16-P108-05								
"L" Street CA16-CA16-P108-05	New patio furniture	1450	6 each	\$500	\$0	\$0	\$0	
			Total CFP Budget	\$166,048.00	\$166,048.00	\$166,048.00	\$138,548.00	

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

PHA Name: The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program No: CA16-P108-501-03 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide	6/30/05		6/30/05	6/30/07				
1410 Administration HA-Wide	6/30/05		9/30/03	6/30/07		9/30/04		
Melrose CA16-P108-001	6/30/05		6/30/05	6/30/07				
Dorothy Street CA16-P108-004	6/30/05		6/30/05	6/30/07				

## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part 1: Summary

<b>PHA Name:</b> The Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-502-03 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: Two)  
 Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$6,619.00	\$23,165.00	\$23,165.00	\$0
3	1408 Management Improvements Soft Costs	\$6,619.00	\$6,619.00	\$6,619.00	\$6,619.00
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$3,309.00	\$3,309.00	\$3,309.00	\$3,309.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$8,273.00	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$8,273.00	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (sum of line 1 thru 19)	\$33,093.00	\$33,093.00	\$33,093.00	\$9,928.00
	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Section 504 compliance	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Security –Soft Costs	\$0	\$0	\$0	\$0
	Amount of Line 20 related to Security-- Hard Costs	\$0	\$0	\$0	\$0
	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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

<b>PHA Name:</b> The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-502-03 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: Two)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

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

<b>PHA Name:</b> The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-502-03 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Administration	1410	LS	\$3,309.00	\$3,309.00	\$3,309.00	\$3,309	Completed
PHA-Wide	Public housing operations	1406	LS	\$6,619.00	\$23,165.00	\$0	\$0	On going
PHA-Wide	Resident services	1408	LS	\$6,619.00	\$6,619.00	\$6,619.00	\$6,619.00	Completed
Dorothy Street Project-004	Install new bathroom/HVAC system/security screens in community building	1470	500 sq. ft.	\$8,273.00	\$0	\$0	\$0	Deleted
Dorothy Street Project-004	Install computer equipment in community building	1475	12 each	\$8,273.00	\$0	\$0	\$0	Deleted
			To tal CFP Budget	\$33,093.00	\$33,093.00	\$33,093.00	\$9,928.00	

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

PHA Name: The Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program No: CA16-P108-502-03 Replacement Housing Factor No:					<b>Federal FY of Grant: 2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406 PHA-Wide	02/12/2006	9/16/05	9/15/05	02/12/2008	09/16/07			
1410 PHA-Wide	02/12/2006	9/16/05	09/17/03	02/12/2008	09/16/07	11/30/04		
1408 PHA-Wide	02/12/2006	9/16/05	09/17/03	02/12/2008	09/16/07	11/30/04		

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

PHA Name: Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: Two)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0		
2	1406 Operations	\$0	\$54,000.00		
3	1408 Management Improvements-Soft Costs	\$0	\$0		
	Management Improvements-Hard Costs	\$0	\$0		
4	1410 Administration	\$20,000.00	\$19,586.00	\$19,586.00	
5	1411 Audit	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0		
7	1430 Fees and Costs	\$0	\$0		
8	1440 Site Acquisition	\$0	\$0		
9	1450 Site Improvement	\$150,000.00	\$10,000.00		
10	1460 Dwelling Structures	\$0	\$107,283.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0		
12	1470 Non-dwelling Structures	\$0	\$0		
13	1475 Non-dwelling Equipment	\$0	\$0		
14	1485 Demolition	\$0	\$0		
15	1490 Replacement Reserve	\$0	\$0		
16	1492 Moving to Work Demonstration	\$0	\$0		
17	1495.1 Relocation Costs	\$0	\$5,000.00	\$5,000.00	
18	1499 Development Activities	\$0	\$0		
19	1502 Contingency	\$0	\$0		
	Amount of Annual Grant: (sum of lines 1 - 19)	\$170,000.00	\$195,869.00		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	\$96,500.00	\$0		
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: Two)  
**Performance and Evaluation Report for Period Ending:**  Final Performance and Evaluation Report

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

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

PHA Name: Housing Authority of the County of San Diego		Grant Type and Number Capital Fund Program Grant No: CA16-P108-501-04 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHA-Wide	Administration	1410	LS	\$20,000.00	\$19,586.00	\$19,586		On going	
PHA-Wide	Operations	1406	LS	\$0	\$54,000.00			On going	
PHA-Wide	Site improvements	1450	LS	\$0	\$10,000.00				
Melrose CA16-P108-001	Design and Construction of Community Room (portion)	1470	1,000 s. f.	\$0	\$0			Deleted	
Melrose CA16-P108-001	Replace flooring (portion)	1460	24 Each	\$0	\$14,000.00				
Melrose CA16-P108-001	Replace stoves and refrigerators (portion)	1460	24 Each	\$0	\$15,000.00				
Melrose CA16-P108-001	New kitchen cabinets	1460	24 Each	\$0	\$14,000.00				
"L" Street CA16-P108-005	Installation of security gates and fencing for parking lot	1450	8,500 s. f.	\$90,000.00	\$0			Deleted	
"L" Street CA16-P108-005	Replace flooring (portion)	1460	16 Each	\$0	\$12,000.00				
"Dorothy" Street CA16-P108-004	Install security lighting in rear of each building	1450	6 each	\$6,500.00	\$0			Deleted	
"Dorothy" Street CA16-P108-004	Tenting and fumigating for termites (portion)	1495.1	24 units	\$0	\$5,000.00	\$5,000.00	\$5,000.00	Completed	
"Dorothy" Street CA16-P108-004	Replace stoves and refrigerators (portion)	1460	22 Each	\$0	\$16,000.00				
Town Center CA16-P108-002	Replace stoves and refrigerators (portion)	1460	59 Each	\$0	\$20,000.00				
Town Center CA16-P108-002	Replace flooring in units and common areas(portion)	1460	59 Each	\$0	\$16,283.00				

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

PHA Name: Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Town Center CA16-P108-002	Install ADA improvements for parking lot and sidewalk & lighting (portion)	1450	7,200 s. f.	\$53,500.00	\$0			Deleted
			<b>Total CFP Budget</b>	\$170,000.00	\$195,869.00			

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

PHA Name: Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program No: CA16- P108-501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	6/30/06	9/6/06		6/30/08	9/05/08		
Melrose CA16-P108-001	6/30/06	9/06/06		6/30/08	9/05/08		
Town Center CA16-P108-002	6/30/06	9/06/06		6/30/08	9/05/08		
“Dorothy” Street CA16-P108-004	6/30/06	9/06/06		6/30/08	9/05/08		
“L” Street CA16-P108-005	6/30/06	9/06/06		6/30/08	9/05/08		

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

PHA Name: Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program No: CA16- P108-501-04 Replacement Housing Factor No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part 1: Summary

PHA Name: Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
  Reserve for Disasters/ Emergencies
  Revised Annual Statement (revision no: One)

Performance and Evaluation Report for Period Ending:
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0		
2	1406 Operations	\$34,000.00	\$47,964.00		
3	1408 Management Improvements-Soft Costs	\$34,000.00	\$33,214.00		
	Management Improvements-Hard Costs	\$0	\$0		
4	1410 Administration	\$17,000.00	\$16,607.00		
5	1411 Audit	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0		
7	1430 Fees and Costs	\$0	\$0		
8	1440 Site Acquisition	\$0	\$0		
9	1450 Site Improvement	\$49,000.00	\$68,287.00		
10	1460 Dwelling Structures	\$6,500.00	\$0		
11	1465.1 Dwelling Equipment—Nonexpendable	\$0	\$0		
12	1470 Non-dwelling Structures	\$29,500.00	\$0		
13	1475 Non-dwelling Equipment	\$0	\$0		
14	1485 Demolition	\$0	\$0		
15	1490 Replacement Reserve	\$0	\$0		
16	1492 Moving to Work Demonstration	\$0	\$0		
17	1495.1 Relocation Costs	\$0	\$0		
18	1499 Development Activities	\$0	\$0		
19	1502 Contingency	\$0	\$0		
	Amount of Annual Grant: (sum of lines 1 - 19)	\$170,000.00	\$166,072.00		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	\$17,000.00	\$12,213.00		

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

PHA Name: Housing Authority of the County of San Diego	Grant Type and Number Capital Fund Program Grant No: CA16-P108-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: One)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

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

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

PHA Name: Housing Authority of the County of San Diego		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-05 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHA- Wide	Operations	1406	LS	\$34,000.00	\$47,964.00				
PHA-Wide	Administration	1410	LS	\$17,000.00	\$16,607.00				
PHA-Wide	Resident Services	1408	LS	\$34,000.00	\$33,214.00				
Dorothy Street CA16-P108-004	Repair parking lot asphalt	1450	200 s. f.	\$4,000.00	\$7,000.00				
Melrose CA16-P108-001	Seal coat new wood fence	1450	1490 lineal feet	\$6,500.00	\$8,000.00				
Melrose CA16-P108-001	Expand playground area	1450	250 s. f.	\$5,000.00	\$8,074.00				
Melrose CA16-P108-001	Construction of new community room (portion)	1470	1,000 s. f.	\$29,500.00	\$0				
Town Center CA16-P108-002	Asphalt resurfacing in parking lot	1450	8,500 s. f.	\$17,000.00	\$20,000.00				
Town Center CA16-P108-002	Install new lighting in hallways	1450	40 each	\$4,000.00	\$5,000.00				
Town Center CA16-P108-002	Upgrade Plumbing in boiler room	1450	20 l. f.	\$8,000.00	\$8,000.00				
Town Center CA16-P108-002	Upgrade security System	1450	1 each	\$6,000.00	\$7,213.00				
Town Center CA16-P108-002	Install new monument sign	1450	1 each	\$5,000.00	\$5,000.00				
			<b>Total CFP Budget</b>	\$170,000.00	\$166,072.00				

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

PHA Name: Housing Authority of the County of San Diego		Grant Type and Number Capital Fund Program No: CA16- P108-501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/07			9/30/09			
Dorothy Street CA16-P108-004	9/30/07			9/30/09			
Melrose CA16-P108-001	9/30/07			9/30/09			
Town Center CA16-P108-002	9/30/07			9/30/09			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no:     )**  
 **Performance and Evaluation Report for Period Ending:**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$35,000.00			
3	1408 Management Improvements Soft Costs	\$0			
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$16,000.00			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$0			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$9,100.00			
10	1460 Dwelling Structures	\$99,900.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Non-dwelling Structures	\$0			
13	1475 Non-dwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1502 Contingency	\$0			
	Amount of Annual Grant: (sum of lines 1-19)	\$160,000.00			
	Amount of line XX Related to LBP Activities	\$0			
	Amount of line XX Related to Section 504 compliance	\$0			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Housing Authority of the County of San Diego	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA16-P108-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no:     )**  
 **Performance and Evaluation Report for Period Ending:**
 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs	\$0			
	Amount of Line XX related to Security-- Hard Costs	\$0			
	Amount of line XX Related to Energy Conservation Measures	\$0			
	Collateralization Expenses or Debt Service	\$0			





RESERVED

### **13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name The Housing Authority of the County of San Diego				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
Melrose-001	Annual Statement	\$0	\$20,000	\$20,000	\$25,000
Town Center-002		\$99,000	\$52,000	\$52,000	\$30,000
Dorothy Street-004		\$0	\$30,000	\$30,000	\$0
“L” Street-005		\$0	\$31,000	\$31,000	\$23,000
HA-wide		\$71,000	\$37,000	\$37,000	\$58,000
CFP Funds Listed for 5-year planning	\$160,00	\$170,00	\$170,00	\$170,00	\$170,600
Replacement Housing Factor Funds	0	0	0	0	0





### **13. Capital Fund Program Five-Year Action Plan**

RESERVED