PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: San Francisco Housing Authority PHA Code: CA001

PHA Type: ☐ Small ☐ High Performing ☑ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 10/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 6,282 Number of HCV units: 7,200

3.0 Submission Type

☑ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 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 for the next five years:

See Attachment Entitled "5-Year Plan".

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

See Attachment Entitled "5-Year Plan"

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

See Attachment Entitled "PHA Plan Update"

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

See Attachment Entitled "PHA Plan Update"

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).

☑ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment Entitled "Housing Needs".
9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** See Attachment Entitled "Housing Needs".
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attachment Entitled "Additional Information". (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attachment Entitled "Additional Information".

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

5-Year Plan

The San Francisco Housing Authority has included in this section its mission statement and goals and objectives for 2010-2014.

Section 5.1 Mission

SAN FRANCISCO HOUSING AUTHORITY MISSION FOR SERVING THE NEEDS OF LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW-INCOME FAMILIES WITHIN SAN FRANCISCO FOR THE NEXT FIVE YEARS

The San Francisco Housing Authority's mission is to provide decent, safe, and sanitary housing for nearly 12,000 public housing residents and 21,000 Section 8 participants. A primary goal of the Authority is to continue to provide housing for these low-income households, while integrating housing and economic opportunities for residents and maintaining high standards of property management, fiscal management and service delivery. The mission of the Authority is achieved through collaboration with our residents, community partners, and government agencies emphasizing teamwork, mutual respect, integrity and accountability.

SFHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

Objectives

- Apply for additional rental vouchers and special purpose rental vouchers as they become available.
- Reduce public housing vacant units from 450 units to zero units.
- Leverage private or other public funds to create additional housing opportunities.
- Acquire or build units or developments.
- Locate infill affordable and market rate housing, where density permits, at family and elderly/disabled public housing units.
- Use Section 8 Project-Based Voucher Program assistance in conjunction with revitalization of public housing sites

SFHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

Objectives

- Improve public housing management scores.
- Improve voucher management (SEMAP scores) through the reorganization of the Section 8 Department
- Install a CRM (Customer Relationship Manager) application in order to monitor customer's satisfaction and relationship in order to improve services rendered.
- Implement paperless solution addressing workflow processes, that will address green initiatives, paperless office and process streamline.
- Install an agency wide document imaging, storage and retrieval system that will facilitate easy access to client records and will expedite client services.

- Renovate or modernize public housing units.
- Demolish or dispose of obsolete public housing.
- Provide replacement public housing through the City of San Francisco's HOPE SF Initiative.
- Provide replacement vouchers.
- Partner with housing developers, non-profit community and supportive service organizations and City agencies to rebuild public housing sites and provide services to residents.

SFHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

Objectives

- Continue to provide voucher mobility counseling.
- Conduct outreach efforts to potential voucher landlords.
- Maximize voucher payment standards.
- Implement voucher homeownership program through the Family Self-sufficiency Program.
- Implement homeownership programs for public housing residents.
- Implement public housing site-based waiting lists for HOPE VI family developments.
- Utilize Voucher Homeownership in conjunction with comprehensive revitalization, infill housing, partnerships with community-based organizations, City agencies, Family Self-Sufficiency (FSS) and other homeownership programs.
- Use Section 8 Project-Based Voucher Program assistance in conjunction with public housing revitalization efforts to increase supply of housing units.
- Utilize to the fullest extent possible the Section 8 Project-Based Voucher Program.

SFHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

Objectives

- Where necessary, install security cameras in and around public housing sites..
- Partner with the San Francisco Police Department in implementing community policing strategies at public housing sites.
- Employ public housing residents to monitor activities around public housing sites,
- De-concentrate poverty at lower density developments by replacing the public housing and adding housing for households with a range of incomes, adding other ancillary non-residential uses and creating mixed-income, mixed-use communities.

- Develop better one-on-one relationships with communities surrounding family and senior housing sites.
- Attend and coordinate neighborhood safety meetings.

SFHA GOAL # 5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

Objectives

- Increase resident training and access to technology and internet. Provide support in the deployment and execution of The City of San Francisco's free wireless access initiative. Extend technical support and consulting services to all San Francisco Housing Authority residential properties.

- 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.
- Identify and implement programs with community-based partners that can promote family self-sufficiency, including first time homeownership opportunities for low-income families.
- Apply for as many SuperNOFA grants as applicable, including the ROSS grant funds.
- Utilize Section 3 goals and the SFHA 25% resident hire policy to provide more employment opportunities for public housing residents.

SFHA GOAL #6: 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.
- Respond to residents and applicants relating to possible discrimination-based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual discriminatory dimension.
- Investigate allegations of discrimination based on sexual orientation.

- Implement the Limited English Proficiency Plan that will guide SFHA in providing language services to clients whose native language is not English.

SFHA GOAL#7: EXPAND CUSTOMER CARE SERVICES AND PRACTICES

- Deploy an Internet Kiosk, which will provide easy access to data pertinent to clients on Section 8, Public Housing and other services provided by The San Francisco Housing Authority.
- Provide customer service training for SFHA employees.

SFHA GOAL #8: DEVELOP AND IMPLEMENT INCREASED GREENING AND ENVIRONMENTAL PRACTICES THROUGHOUT AGENCY AND PROPERTIES

- Partner with the City of San Francisco's Department of Public Works in beautifying public housing green spaces.
- Implement maintenance and property management Energy Conservation Measures.
- Negotiate better rates with utility and water providers.
- Provide resident training on energy conservation and Energy Star products.
- Provide an administrative directive on energy conservation for all SFHA administrative, management and maintenance staffs.
- Encourage energy efficiency in the design and construction of HOPE VI and public housing sites being redeveloped.
- Install recycling centers at various public housing family developments.

PHA Plan Update

The San Francisco Housing Authority has included in this section the PHA Plan elements that have been revised by the SFHA since its last Annual Plan submission.

They are the following:

- Financial Resources
- Certain aspects of the Section 8 Administrative Plan
- A Pilot Rent Relief Program that Enhances Resident Self-Sufficiency

Although not a PHA Plan element, the San Francisco Housing Authority revised its resident lease agreement and received RAB input and public input as well.

This section also has listing of all locations where PHA Plan documents can be reviewed.

San Francisco Housing Authority
Financial Resources
Planned Sources and Uses

Sources	Planned $	Planned Uses
1. Federal Grants (Oct. 1, 2009)		
a) Public Housing Operating Fund	$34,099,412	
b) Public Housing Capital Fund	$13,708,700	
c) Annual Contribution for Section 8 Tenant Based Assistance	$108,359,753	
d) ROSS Grants	$0	
e) CDBG, MOCD, & MOH	$2,000,000	
f) CPD Technical Assistance Grant (NI)	$1,176,000	Modernization Activities
Other Federal Grants		
CFP Replacement Housing Factor	$461,179	Modernization Activities
2. Prior Year Federal Grants		
(Unobligated Funds Only) List Below		
2006 CFP (As of 3/31/09)	$270,771	Modernization Activities
2006 CFP-RHF (As of 3/31/09)	$230,070	Modernization Activities
2007 CFP (As of 3/31/09)	$2,506,771	Modernization Activities
2007 CFP- RHF (As of 3/31/09)	$452,443	Modernization Activities
2008 CFP (As of 3/31/09)	$4,901,108	Modernization Activities
2008 CFP-RHF (As of 3/31/09)	$461,179	Modernization Activities
2009 CFP-ARRA (As of 3/31/09)	$17,876,716	Modernization Activities
3. Public Housing Dwelling Rental Income		
Estimated Annual Rent Roll (Oct. 1, 2009)	$18,347,071	Management and Maintenance Operations
4. Other Income (List Below)		
Mod Rehab	$8,999,390	Section 8 Tenant Based Assistance
Shelter Plus Care (Contract with City Human Services Agency)	$6,438,435	Section 8 Tenant Based Assistance
HOPWA	$3,071,427	Section 8 Tenant Based Assistance
5. Non-Federal Sources (List Below)		
HOPE SF (2007)	$433,000	Modernization Activities
Total Resources	**$223,793,425**	

San Francisco Housing Authority

Section 8 Housing Department

Administrative Plan for the Section 8 Voucher Program

4.0 ADMINISTRATION OF WAITING LIST

4.1 OPENING THE WAITING LIST

Applications for the Section 8 Program may only be made when the Section 8 waiting list is open for applications

The SFHA will accept applications for placement on the waiting list at which time the applicant will self-declare their eligibility based on the eligibility requirements noted in the published announcement of the opening of the waiting list. Just prior to issuing a voucher, applicants will be required to complete an application for final eligibility determination whereby the SFHA staff will verify all income, assets and the preferences declared by the applicant during the pre-application stage.

Pre-applications will only be accepted during the advertised periods of enrollment. These enrollment periods are determined based upon the need for the SFHA to augment its waiting list so that the SFHA will have a sufficient number of applicants to maintain an adequate level of occupancy. Generally, enrollment will be accepted when the remaining applicants on the current waiting list are expected to be contacted for assistance within the next twelve months.

The Section 8 waiting list will remain closed except for periods of targeted outreach to meet regulatory requirements under the Project-Based Voucher Program.

DHAP-Katrina families previously and currently assisted with Section 8 funding and due to expire will be issued Housing Choice Voucher and absorbed into the San Francisco Housing Authority Section 8 Program.

4.2 APPLICATION PROCESS

The SFHA will take pre-applications pursuant to a public advertisement. Pre-application intake will be announced to the public at least 15 days prior to the start of the pre-application process. Advertisements will be placed in the following:

- San Francisco Chronicle

5.0 SELECTION FROM THE WAITING LIST

5.1 WAITING LIST ADMISSIONS AND SPECIAL ADMISSIONS

The Housing Authority may admit an applicant for participation in the program either as a special admission or as a waiting list admission.

In cases where two "regular" wait lists overlap, applicants on the existing wait list receive priority over applicants on a new wait list. All applicants will be called in for eligibility determination prior to selecting any families from the new wait list.

If HUD awards funding that is targeted for families with specific characteristics or families living in specific units, the SFHA will use the assistance for those families. Families on the Section 8 wait list eligible for the Special Purpose funding will have priority over all other applicants or referrals from partnering agencies.

Specifically, any Special Purpose funding received for the Family Unification Program or Non-Elderly Persons With Disabilities Related to Certain Types of Section 8 Project-Based Developments will be exclusively used to serve eligible families for such target funding. Priority will first be given to households on the Section 8 wait list and second be given to referrals by partnering agencies as defined in the Memorandum of Understanding executed by the partnering Agency. For Non-Elderly Persons With Disabilities Related to Certain Types of Section 8 Project-Based Developments, they must be referred by the Project-Based Housing Owner and documented in the NOFA application as potentially eligble.

The SFHA reserves the right to open the Section 8 Wait List in order to permit interested applicants to apply to the Section 8 Program for Project-based activity.

5.2 PREFERENCES

Witness Relocation Preference

Notwithstanding all preferences indicated below, participants in the Witness Relocation and Protection (WRAP) Program will have an absolute Preference on the wait list and be considered for a Housing Choice Voucher ahead of all other applicants on the wait list.

The San Francisco Housing Authority in cooperation with the San Francisco District Attorney's Office (DA) and the San Francisco Police Department (SFPD) has established an absolute preference on its Section 8 Wait List to assist witnesses of violent crimes who are being assisted by the Witness Relocation and Assistance Program (WRAP) in exchange for testimony leading to the conviction of the violent criminal(s) arrested in connection with the witnessed crime.

The absolute Preference will enable a family on the Section 8 Wait List who participates in WRAP to rise to the top of the wait lsit and be eligible for immediate assistance. Strict guidelines must be met to ensure continued assistance for WRAP participants. In order for WRAP families to be eligible for assistance, the following conditions must be met:

1. The witness MUST testify in all trials held for the alleged crime. Eligibility for the WRAP must be initiated by the District Attorney's Office who must present credible evidence, of the danger or of retaliatory violence to the family, to the SFHA;
2. All family members MUST NOT violate any conditions or responsibilities of the WRAP;
3. All household members MUST agree to move out of the City and County of San Francisco;
4. The Relocating family must be in good standing with the SFHA and not owe any balance for rent or unpaid tenant damages;
5. All family members MUST NOT return to the City and County of San Francisco while assisted under the Voucher Program as a participant of the WRAP unless required by the D.A.'s Office or the SFPD;
6. The family MUST cooperate with all requirements of the Section 8 Program and the "receiving" housing authority's policies and procedures;
7. If the family reveals the location of its new unit or their status in the California WRAP, the Voucher, at the discretion of the initial or the receiving Public Housing Agency may be forfeited. Circumstances will be reviewed on a case by case basis.

If the household is absorbed by the receiving PHA, the voucher will be released for use by another family on the Section 8 wait list. The SFHA will administer any Voucher that is not absorbed by the receiving PHA to the extent funding permits.

In accordance with the Quality Housing and Work Responsibility Act of 1998, SFHA will administer its Section 8 programs so that the following Income Targeting objectives are achieved for the period from April 1, 1999 through September 30, 2000, and for each fiscal year thereafter:

Landlord Action: an action by a housing owner that results in an applicant's having to vacate his or her unit, where the reason for the owner's action was beyond the applicant's ability to control or prevent, and despite the applicant having met all previously imposed conditions of occupancy, and the action is other than a rent increase.

2. SUBSTANDARD HOUSING:

Homeless: An applicant who is a "homeless family" shall be considered to be living in substandard housing if the individual or family:

Lacks a fixed regular, and adequate nighttime residence; and

Has a primary residence that is:

A supervised publicly or privately operated shelter designed to provide temporary living accommodations, (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or

An institution that provides a temporary residence for individuals intended to be institutionalized; or

A public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.

A "homeless family" does not include any individual imprisoned or otherwise detained pursuant to state or federal law.

Non-Homeless: A non-homeless family is living in substandard housing if their present unit meets any of the following criteria: it is "dilapidated;" it does not have operable indoor plumbing; it does not have a usable flush toilet and a usable bathtub or shower inside the unit for the exclusive use of the family; it does not have electricity, or has inadequate or unsafe electrical service; it does not have a safe or adequate source of heat; it should, but does not have a kitchen, or it has been declared unfit for habitation by a government agency. A housing unit is "dilapidated" if it does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family or it has one or more critical defects or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may have resulted from the original construction, or from continued neglect or lack of repair, or from serious damage to the structure. For purposes of this section, Single Room Occupancy (SRO) units are not automatically considered substandard due to the lack of a kitchen and/or bathroom. SROs do not generally have these features and are thus considered standard housing unless in dilapidated physical condition.

3. PAYING MORE THAN 50% OF INCOME FOR HOUSING:

8.0 PORTABILITY

8.1 GENERAL POLICIES OF THE SFHA

Non-resident applicants or a family that is a non-resident applicant that has not yet been assisted in the initial PHA jurisidiction for twelve months since being admitted to the program may not exercise portability during the the first twelve months of participation in the Section 8 Housing Choice Voucher Program. Families may only move to a jurisdiction where a Section 8 Program is being administered.

If a family has moved out of their assisted unit in violation of the lease, the SFHA will not issue a voucher, and will terminate assistance in compliance with Section 16.0, Grounds for Termination of the Lease and Contract.

8.2 INCOME ELIGIBILITY

A. Admission

An applicant family must be income-eligible in the area where the family first leases a unit with assistance in the Voucher Program.

B. If a portable family is already a participant in the Initial Housing Authority's Voucher Program, income eligibility is not re-determined.

8.3 PORTABILITY: ADMINISTRATION BY RECEIVING HOUSING AUTHORITY

A. When a family utilizes portability to move to an area outside the SFHA jurisdiction, another Housing Authority (the Receiving Housing Authority) must administer assistance for the family if that Housing Authority has a tenant-based program covering the area where the unit is located.

B. A Housing Authority (the Receiving Housing Authority) with jurisdiction in the area where the family leases a unit must issue the family a voucher or administer the voucher on behalf of the SFHA and enter into a billing arrangement.

8.4 PORTABILITY PROCEDURES

A. When the SFHA is the Initial Housing Authority:

11.0 RENT AND HOUSING ASSISTANCE PAYMENT

11.1 GENERAL

After October 1, 1999, the SFHA will issue only vouchers to applicants, movers, and families entering the jurisdiction through portability. Certificates currently held will continue to be honored until the transition of the merger of the Section 8 Certificate and Voucher programs as outlined in 24 CFR 982.502 is complete (see Section 20.0 for additional guidance).

11.2 RENT REASONABLENESS

The Housing Authority will not approve an initial rent or a rent increase in any of the tenant-based programs without determining that the rent amount is reasonable. Reasonableness is determined prior to the initial lease and at the following times:

A. Before any increase in rent to owner is approved;

B. If 60 days before the contract anniversary date there is a 5% decrease in the published FMR as compared to the previous FMR; and

C. If the Housing Authority or HUD directs that reasonableness be re-determined.

11.3 COMPARABILITY

In making a rent reasonableness determination, the Housing Authority will compare the rent for the unit to the rent of two (2) comparable units in the same or comparable neighborhoods. The Housing Authority will consider the location, quality, size, number of bedrooms, age, amenities, housing services, maintenance and utilities of the unit and the comparable units.

The Housing Authority will also obtain the services of a rental survey company to determine the value of the array of amenities. In addition the SFHA will utilize gosection8.com for comparability data.

Owners are invited to submit information regarding the value of their property at any time. Owners may review the determination made on their unit and may submit additional information or make improvements to the unit that will enable the Housing Authority to establish a higher value.

The owner must certify the rents charged for other units. By accepting the housing assistance payment each month the owner is certifying that the rent to owner is

within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

For the participant families, the Informal Hearing Process above will be utilized with the exception that the participant family will have up to 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or of the INS appeal decision.

F. Appeal Of Hearing Officer's Decision

In the event a participant wishes to appeal the hearing officer's decision, they must submit a written request for Administrative Review by the Executive Director or his designee along with all supporting documentation. The Administrative Review will not include another hearing. The decision of the Executive Director will be final.

25.0 DISASTER HOUSING ASSISTANCE PROGRAM

HUD has been contracted to handle disaster housing assistance on behalf of the Federal Emergency Management Agency (FEMA). A new program has been created to handle this process and codified in the Code of Federal Regulation called the Disaster Housing Assistance Program (DHAP).

This program is governed by HUD PIH Notices 2007-26, 2007-31 2008-01 and 2008-21 in addition to the any Federal Register and HUD guidance issued on the subject matter.

There are some discretionary issues in the regulations that the SFHA must address that involve participant compliance and case management.

25.1 Case Management Thresholds

Case management guidelines are documented in PIH Notice 2008-01. The guidance requires that there be clear policy language in the PHA Administrative Plan regarding optional regulatory provisions. The policies of the SFHA shall be as follows:

The ratio of SFHA Staff to participant for case management will not exceed 1:50.

25.2 Case Management Breach of Obligations

If a participant family fails to meet their family obligations under the DHAP or does not fulfill case management responsibilities, the family may be terminated from the Program. The Minimum Standards for Case Management compliance that may be cause for termination are as follows:

a) Failure to establish and actively comply with Independent Development Plan (IDP) - Form HUD 8059 and it's guidelines.

b) The Head of Household has missed three consecutive contact attempts. Contacts missed due to legitimate family emergency will be excused.

25.3 Expiring DHAP Funding

DHAP-Katrina funding is due to expire 5/31/09. Three families remain assisted with Section 8 funding and will be issued Housing Choice Vouchers.

When DHAP funding expires, at the SFHA's discretion, Housing Choice vouchers may be issued to participating families in good standing subject to HUD authorization. The SFHA's decision to issue vouchers shall be based on overall impact to current wait list applicants and availability of voucher funding.

PUBLIC HOUSING AGENCY (PHA) PLAN
PHA Plan Section 6.7
Community Service and Self-Sufficiency

San Francisco Housing Authority (SFHA) is prepared to implement rent relief programs to respond to Tenant Accounts Receivable (TAR). Through September 2008, TAR stood at $2.8 million. Nearly 75 percent of this amount ($1.9 million) is owed by current residents. Due to TAR increasing, SFHA will implement multiple Rent Relief programs to address the unique circumstances incurred by SFHA residents. The common element for all Rent Relief programs is that the incentive of each program provides relief of unpaid rent balances. The common goal for each rent relief program is to improve rent collection while addressing back rent.

Tenant accounts receivable (TAR) stood at approximately $2.6 million as of September 2008. When implemented, Rent Relief programs could have the effect of reducing TAR by $1.0 million. While these funds would be foregone by the SFHA, Rent Relief programs would have the offsetting future effect of increasing current rent payments by 6.6 percent, such that TAR might actually shrink and the rate of its future growth would be significantly reduced.

STUDENTS & VOLUNTEERS ENGAGED IN RENT RELIEF (SAVERR) PROGRAM

SFHA proposes the Students and Volunteers Engaged for Rent Relief (SAVERR) pilot program, a set of incentives designed to increase the likelihood that public housing residents with unpaid balances will pay their current rent now and into the future. Under SAVERR, a portion of tenants' unpaid rent balances could be relieved if:

Residents' school-age children maintain good attendance and at least a "C" grade point average **or**

Residents volunteer for at least four hours per month in pre-approved activities (for those public housing residents who do not have school-age children).

OBJECTIVES

The implementation of SAVERR will provide incentives for public housing residents to current on their monthly rent, while ensuring the attendance and scholastic success of their children. For families of school-age children who owe balances of any type, the SFHA will credit the equivalent of one month of unpaid rent balances for each school-age child who maintains:

- a good attendance record
- at least a 2.0 grade point average

To qualify for this program, participating families must have paid a current amount equal to or greater than the monthly rent due.

For public housing residents who owe balances of any type, but who do not have school-age children, SFHA will credit $20 of unpaid rent balances for each hour these residents volunteer (minimum of four hours per month) from a list of pre-approved/pre-designated volunteer activities.

ANTICIPATED OUTCOMES

SFHA anticipates the following outcomes from the SAVERR Program:

- Increase in current and future public housing rental income for the SFHA
- Slowed rate of tenant accounts receivable growth for the SFHA
- Improved attendance/reduced truancy among school-age public housing residents
- Stronger communities within public housing developments due to increased volunteerism
- Increased student attendance within the San Francisco Unified School District

WORKFORCE OPPORTUNITIES AND RENT RELIEF CATALYST (WORRC)

The goal of the Workforce Opportunities and Rent Relief Catalyst (WORRC) pilot program is to motivate SFHA residents who are unemployed or underemployed to participate and graduate from the City and County of San Francisco's Office of Economic and Workforce Development's workforce programs. The Office of Workforce and Economic Development design and implement workforce development programs that aim to provide employment training and workforce connections to unemployed or underemployed San Francisco residents. Although several programs have demonstrated the potential for great success, SFHA residents have the potential to succeed at a higher rate.

OBJECTIVES

The implementation of WORRC will provide incentives for public housing residents to stay up-to-date on their monthly rent, while ensuring the successful completion of San Francisco's workforce development programs. For families of program graduates who owe balances of any type, the SFHA will credit the equivalent of one month of unpaid rent balances for each month the graduate attended the workforce program.

To qualify for this program, participating families must have paid a current amount equal to or greater than the monthly rent due.

ANTICIPATED OUTCOMES

SFHA anticipates the following outcomes from the Workforce Program:

- Increase in current and future public housing rental income for the SFHA
- Slowed rate of tenant accounts receivable growth for the SFHA
- Increased workforce training and employment opportunities among SFHA residents

HOPE SF RESIDENT ASSISTANCE PROGRAM (RAP)

The mission of the pilot HOPE SF Rental Assistance Program (RAP) is to ensure that current residents of HOPE SF developments (Hunters View, Sunnydale, Potrero Hill

Terrace/Annex, and Westside Courts) are provided with the simplest process possible to transition into good standing and secure housing in the redeveloped HOPE SF housing.

The primary goal of RAP is to ensure that all residents continue occupancy and are afforded opportunities to become active participants in the planning of the redevelopment of their community. Additionally, we strive to change the behavior of tenants who have become accustomed to not paying their rent. The behavior change is structured through positive reinforcement practices such as maintenance fee waivers, rent credits, and gift cards. However, it is also critical that consistent negative behaviors be addressed with repercussions such as 14-day "pay or vacate" notices. Each 14-day notice that is mailed includes information on enrollment into RAP. It is our intention to provide support to residents who aim to achieve good standing. Unfortunately, some residents choose to not receive the support provided to them and SFHA must respond with consistent action; including proceeding with the eviction of residents.

RAP has four components:

- Working with residents to determine current rent and any back rent owed;
- Giving residents a positive payment incentive when rent is paid on-time;
- If residents have fallen behind in rent, establishing new, affordable standardized payment plans to establish good standing; and
- Offering debt relief if residents still owe money after successful completion of affordable two-year payment plan.

ELIGIBILITY

The Rental Assistance Program is a one-time offer. In order to qualify for RAP, a resident cannot have a pending "cause" case. Residents who sign a RAP agreement cannot miss more than two rent payments over the two-year period. If the resident is delinquent more than two times, the household will be in default and ineligible to continue.

This plan gives *every* resident the opportunity to address any back rent issues and establish good standing in time for new development.

RIGHT SIZING RENT

The Rental Assistance Program begins with residents engaging with SFHA Property Managers to evaluate outstanding rent balances and establish a payment plan that provides residents with a realistic monthly payment that includes both rent and a small percentage of the outstanding rent balance. The "Right Sizing of Rent" establishes a realistic payment plan that extends over the course of two-years. Once a resident agrees to the payment plan, they then are enrolled in RAP. Residents enrolled in RAP will receive future rent statements that reflect the agreed upon affordable payment plan.

PAYMENT PLAN GUIDELINES

A resident who is behind on rent will have the option of enrolling in a standard payment plan. In addition to a resident's monthly rent, if the household agrees to a payment plan, a resident will pay down their debt through affordable monthly installments. These installments will be capped at 7.5% of a household's total income.

The term of the payment plan will not exceed two-years, but a resident may choose to pay off their debt at an earlier time. When a payment plan is agreed to, a resident will owe a down payment equivalent to 50% of their current rent, payable within one week.

Upon signing a payment plan agreement and submitting the down payment, residents will qualify for a one time maintenance fee waiver that will eliminate all outstanding maintenance fees. The purpose of the maintenance fee waiver is to reinforce positive behavior of tenants who are making admirable attempts to attain good standing.

Payment plans will be recalculated if a resident's income changes. If a resident's income decreases, the debt payment will be reduced pursuant to the calculation above. If a resident's income goes back up, then the payment plan will be increased. Total payments to the Authority, between rent and the payment plan, will not exceed 37.5% of a household's monthly income.

RENT RELIEF

A resident who owes more back rent than they can pay (based on the new Guidelines above) over the two-year payment plan could be eligible for rent relief. If the resident makes on-time monthly payments throughout their two-year payment plan, and the resident is otherwise in "good standing" (e.g. does not have any other outstanding lease violations) any remaining, outstanding debt may receive rent relief for the remaining debt amount.

SAN FRANCISCO HOUSING AUTHORITY DWELLING LEASE OR HOPE VI DEVELOPMENTS

1. LEASE SUMMARY

Tenant _____ Account No. _____

Co-Tenant _____ Number of Bedrooms _____

Address _____ Dwelling Unit No. _____

Email Address _____

Monthly Rent $ _____ Effective Date _____

Initial Payment $ _____ Security Deposit $ _____ Other Deposit $ _____

2. PARTIES

This Lease agreement ("Lease") is between the San Francisco Housing Authority ("SFHA") and the Tenant or Tenants listed in Section 1 ("Tenant"). Each of the Tenants is individually, jointly and severally responsible for performance of all obligations under this Lease, including but not limited to payment of Rent.

3. PREMISES, LEASE TERM AND RENEWAL

Under the Lease, the SFHA shall Rent to Tenant the dwelling unit described in Section 1 above ("Residence"). The Residence is located in a Federally funded public housing development ("Development") owned by the SFHA. The term of this Lease shall be one (1) calendar year, renewed as stipulated in Section one (1) of the Lease and shall be automatically renewed for the same period, unless terminated by the SFHA or Tenant pursuant to this Lease.

4. HOUSEHOLD MEMBERS

(A) The Residence is a private residence to be occupied only by Tenant and the following members of Tenant's household:

	Name	Relationship	Sex	Birth Date MM/DD/YYYY	Social Security #	Driver's License # or CA ID
1.		Head of Household		/ /	- -	
2.				/ /	- -	
3.				/ /	- -	
4.				/ /	- -	
5.				/ /	- -	
6.				/ /	- -	
7.				/ /	- -	
8.				/ /	- -	

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(B) The Household Members listed above shall be considered the sole residents of the Residence. All Household Members agree that they must abide by the provisions of this Lease and that failure to abide may result in termination of this Lease with the entire Household. **All adult (18 years or older) Household Members further agree that if any guest or minor child violates the provisions of this Lease, the Lease may be terminated.** The terms "Household" and "Household Members" shall mean only Tenant and the persons listed in Section 4(A).

(C) Household Members shall have the right to the exclusive use and occupancy of the Residence in accordance with the terms of this Lease, including reasonable accommodation of guests. The term "guest" means a person in the Residence with the consent of Tenant. Tenant shall not knowingly permit anyone other than a Household Member as defined in Section 4A to use the Residence as an address or as a "mail drop." **Using the premises as a mail drop is considered a material breach of the Lease and could result in termination of this Lease.**

(D) Tenant shall not permit anyone other than a Household Member listed in Section 4(A) to stay at the Residence for more than fourteen (14) days in any month or forty-five (45) days in any twelve (12) month period, cumulatively, without the prior written permission of the SFHA. Tenant shall notify the SFHA of any guests who have resided in the unit for ten (10) days or more. Tenant shall notify the SFHA within one (1) day if any guest is a parolee or a probationer, a registered sex offender, or has been convicted for the manufacture or production of methamphetamines. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(E) Any additions to the Household Members named on the Lease, including live-in aides and foster children, but excluding natural births, require the advance written approval of the SFHA. New Household Members must meet all applicable eligibility and screening requirements, including proof of custody, criminal history check if over eighteen (18), guardianship, or adoption for minor children. The Household shall not be entitled to any priority or preference with regard to transfer to a new dwelling unit based on a change in the size of the Household.

(F) Tenant agrees to wait for SFHA approval before allowing additional persons to move into the Residence. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(G) If a Household Member qualifies to have a live-in aide, the aide shall have no tenancy rights. Live-in Aide means a person who resides with an elderly, disabled or handicapped person and who: a) is determined to be essential to the care and well-being of the person; b) is not obligated for the support of the person; and c) would not be living in the unit except to provide the necessary supportive services. Official documentation and/or live-in aide certification must be provided. The aide may live at the Residence only so long as the Household Member qualifies for the aide's services and must vacate immediately upon termination of employment or death of the Tenant.

(H) Tenant shall notify the SFHA in writing if any Household Member vacates or no longer resides at the Residence within ten (10) days of the occurrence. Tenant shall continue to be fully responsible for the actions of all Household Members until the SFHA has been notified in writing of the change and the Household Member has been removed from the Lease in accordance with Section 9(F). **SFHA will not remove a Household Member**

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from the Lease once a Lease violation has occurred, unless the SFHA makes a determination as specified **in 18(D) of this Lease Agreement.**

5. RENT

(A) The Initial Payment (see Section 1) shall be for Rent for the period beginning on the Effective Date and ending at 11:59 p.m. on the last day of that calendar month. The Initial Payment is due at the time Tenant signs the Lease. The Monthly Rent listed in Section 1 above ("Monthly Rent") is subject to change pursuant to the procedure set forth in Section 9.

(B) Monthly Rent shall be paid on or before the first day of each calendar month. A $25 late charge will be assessed if Rent is not received by the fifth (5) calendar day of the month. **The late charge shall be due and payable fourteen (14) days after the SFHA gives written notice of said charge.** Tenant agrees that this provision for payment of a late charge does not establish a grace period and that the SFHA may serve a notice to pay Rent or quit the premises at any time after the payment is due. Payment of the late charge does not cure the late payment for purposes of establishing habitual late payment of Rent as defined in Section 5(D).

(C) Tenant shall pay Rent to the SFHA by personal check, certified check, money order, electronic benefits transfer (EBT), or by other electronic means acceptable to the SFHA. Tenants who submit a check that is returned for insufficient funds or a closed or non-existent account shall be assessed a service charge of $25.00 and shall make future payment by certified check or money order only. The SFHA will not accept personal checks for past-due Rent. The SFHA has the right to demand certified funds on nonpayment of Rent notices.

(D) In the event of habitual late payment, the SFHA shall have the right, in addition to all other remedies under this Lease and at law, to require that Tenant participate in a direct payment program. "Habitual late payment" shall mean failure by Tenant to pay Rent timely or any other payments required under this Lease for any three (3) months during any twelve (12) month period. SFHA may terminate or refuse to renew the Lease agreement in the event of habitual late payment.

(E) Tenant shall be liable for Rent through the date that all Household Members vacate the Residence, provided that Tenant has given at least thirty (30) days' written notice to the SFHA of their intent to vacate. In the absence of such notice, Tenant shall be liable for Rent for thirty (30) days after the date that the property manager has knowledge that all Household Members have vacated the Residence.

(F) In the event the Tenant is transferring from another SFHA-operated or Public Housing or Section 8 dwelling unit, any charges under the previous Lease are due under this Lease. Except for priority transfers, Tenant must pay all monies owed to the Housing Authority or enter into a Stipulated Agreement to pay any unpaid balance prior to transferring to another managed housing unit or receiving a Section 8 voucher (if available).

(G) The SFHA shall not be liable for any damage caused by its failure to deliver possession of the Residence at the beginning of the term. Tenant shall not be liable for any Rent until possession is delivered.

6. OTHER CHARGES

(A) In addition to Rent, Tenant is responsible for the payment of other charges specified in this Lease, including but

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not limited to maintenance and repair services, excess utility charges, and late fees. The SFHA shall assess charges for maintenance and repair services in accordance with the Schedule of Charges, which is incorporated by reference in this Lease. Charges for services that are not listed on the Schedule of Charges shall be based on the actual cost of labor and materials, including any overtime rates.

(B) Tenant shall pay reasonable charges for maintenance and repair of damages beyond normal wear and tear to the Residence, the Development, facilities, or common areas caused by any Household Member or guest. Tenant shall pay reasonable charges for any cleaning or pest control made necessary by any Household Member or guest. Tenant shall be charged in the event the Residence is not prepared for pest control or mold and mildew abatement in a manner specified by the SFHA when requested.

(C) Charges assessed to Tenant for maintenance or repair services, or for excessive utility consumption, shall be charged to Tenant's account and shall be due on the first day of the second month following the month in which the charges are incurred. Tenant shall make payments at the SFHA property office. Failure to make payments when due shall constitute a material breach of this Lease. This action is subject to paragraph 21 of this Lease Agreement.

(D) The imposition of charges for consumption of excess utilities is permissible only if such charges are determined by an individual check meter servicing the Leased unit or result from the use of major Tenant- supplied appliances.

(E) The SFHA shall be responsible for repair of the unit within a reasonable time: provided, that if the damage was caused by the Tenant, Tenant's household or guests, the reasonable cost of the repairs shall be charged to the Tenant.

(F) All amounts due and all payments made by Tenant pursuant to this Lease shall be listed on the Tenant's account. The SFHA shall apply all monies received from Tenant to the oldest amount due on the account.

7. DEPOSITS

(A) At or before move-in, Tenant shall pay an amount equal to the Monthly Rent or a minimum of $100, whichever is greater, as a security deposit.

(B) The SFHA may use the security deposit at the termination of the Lease for any purpose permitted by California law. The SFHA shall return the security deposit to Tenant in accordance with law after all Household Members have vacated the Residence, less any deductions permitted by law. If any deductions are made, the SFHA will furnish Tenant with a written statement of all costs for damages or other charges deducted from the deposit as required by law.

(C) Tenant shall pay a pet deposit of $100 prior to obtaining any pet approved by the SFHA. Tenant may request a refund of the pet deposit upon the termination of tenancy or after providing satisfactory documentation that Tenant no longer has the pet. The SFHA shall refund such deposit only after an inspection of the Residence for pet damage and after making reasonable deductions for such damage.

(D) Tenant shall pay a deposit of $250 prior to conducting any approved business activity in the Residence.

(E) Tenant shall pay additional deposits as required by the SFHA for approved installation of satellite dishes.

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(F) Payment of security and other deposits does not create a trust relationship between Tenant and the SFHA. The SFHA shall be under no obligation to maintain monies paid toward security or other deposits in a separate account. The SFHA shall be under no obligation to pay interest on these deposits.

8. UTILITIES, APPLIANCES AND SERVICES

(A) The SFHA shall furnish the Residence with the appliances and utilities listed on the pre-Lease form. The SFHA shall also provide reasonable sewer and garbage collection services and reasonable amounts of running water. Tenant agrees that all appliances supplied by the SFHA shall be received in "as is" condition with no warranties as to performance. Tenant agrees to the upkeep of the refrigerator and stove. In the event of damage beyond repair, the SFHA will replace the stove and refrigerator. In the event that the stove or refrigerator malfunctions due to conditions other than normal wear and tear, the SFHA reserves the right to charge the resident for damages.

(B) If the SFHA provides utilities, Tenant may use a reasonable amount of gas or electricity at no cost in accordance with the Utility Allowance Schedule. Tenant shall pay the SFHA reasonable charges for the excessive consumption of gas or electricity as determined by the Excessive Utility Consumption Charge Rates. Both the Utility Allowance Schedule and the Excessive Utility Consumption Charge Rates are incorporated by reference into this Lease.

(C) If the SFHA does not provide utilities, then Tenant shall purchase utilities directly from the provider. In such cases the Monthly Rent shall already be adjusted downward by the amount set forth in the Utility Allowance Schedule. The actual cost of utilities shall not be deducted from Monthly Rent. The SFHA has no obligation to pay Tenant's utility bills and shall not be responsible for disruptions in service due to Tenant's failure to pay bills or any other reason beyond its control. Tenant shall maintain the uninterrupted supply of utility services by paying the utility bill promptly to avoid shut-off. Failure to maintain utility service for any reason shall constitute a material violation of this Lease.

(D) Tenant Responsibilities: Tenant shall not waste the utilities provided by the SFHA. Tenant shall not tamper with any gas, electric or other utility meters, lines, or connections, including telephone and television lines. Tenant shall not obtain any utility for which Tenant has not paid, including but not limited to pirating television signals, running extension cords, or water hoses into adjacent units. Tenant shall not use the stove or oven to heat the Residence or to dry clothes. If the Tenant tampers with any utilities, it shall be considered a material breach of the Lease.

(E) Prior written approval of the SFHA is required before installing appliances such as washing machines or dryers. The Residence must be equipped with the appropriate connections at the time of move-in, including but not limited to washer hook-ups, dryer vents and electrical outlets; otherwise, washers and dryers are strictly prohibited. If the Residence is properly equipped and approval is granted, Tenant shall be solely responsible for installation and maintenance and shall be liable for any damage caused to the Residence or other Development property by the washer or dryer.

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9. RENT DETERMINATIONS AND MODIFICATIONS

(A) All Rent and unit size determinations and Rent adjustments (including utility allowances) shall be made in accordance with applicable Federal regulations and SFHA policies, which are available at SFHA offices. The SFHA shall re-examine the status of each Household approximately once every twelve (12) months. The amount of the Tenant Rent is subject to change in accordance with HUD requirements.

(B) When requested by the SFHA, Tenant shall furnish complete and accurate information including, but not limited to:

1. Household composition, including but not limited to full name, sex, date of birth, social security number and driver's license number for each Household Member;
2. Each Household Member's income amount, the source of that income, and the place of employment; and
3. Any other information requested by the SFHA to make determinations with respect to Monthly Rent, continued eligibility, accessibility needs, and appropriate dwelling unit size. Such information shall include certifications for any pets approved according to Section 12.

Failure to provide such information shall constitute a material violation of the Lease and will be grounds for eviction.

(C) All information must be verified. Tenant shall comply with reasonable requests for verification by signing releases for third-party sources, presenting documents for review, or providing other suitable forms of verification. The SFHA shall treat this information as confidential.

(D) The SFHA shall have the right to request that Tenant submit to an interim Rent review if the SFHA has reason to believe that a change in the Monthly Rent is appropriate. Tenant may make reasonable requests for an interim Rent review at any time provided there is a change in income.

(E) Provisions shall be made for abatement of Rent in proportion to the seriousness of damage and loss in value as a dwelling if repairs are not made in accordance with Section 6(E) of this Lease or with Section 10(A) of this Lease, except that no abatement of Rent shall occur if the Tenant rejects the alternative accommodation or if the damage was caused by the Tenant, Tenant's household or guests.

(F) Tenant shall report changes in Household circumstances (such as change in income, assets or family composition) within ten (10) days of the occurrence as required by the Admissions and Continued Occupancy Policy ("ACOP"). The current ACOP is available at the Development office or from the SFHA, and is incorporated by reference into this Lease. Failure to report changes as required by this provision shall be considered a material violation of the Lease. **Any decrease in Rent will not be effective until the month following Tenant's report of change in circumstance in accordance with this provision. Tenant shall be responsible for payment of the entire Rent until such report is made.**

(G) If Tenant claims that a Household Member has vacated the Residence, then the SFHA shall require Tenant to submit satisfactory written proof that the Household Member no longer lives at the Residence. Such proof includes, but is not limited to, copies of a new Lease agreement, utility bills or Rent receipt for a new residence.

(H) If the SFHA increases the Monthly Rent pursuant to a Rent review, then the new Monthly Rent shall be effective on the first day of the second month following the completion of the review. If Tenant delays in

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providing information that justifies a Rent increase, then the SFHA may make the increase retroactive to the Tenant's annual review date or the date that the increase should have occurred, whichever is earlier.

(I) If the SFHA decreases the Monthly Rent pursuant to the review, then the revised Monthly Rent shall be effective on the first day of the month following the completion of the review.

(J) When the SFHA redetermines the amount of Rent (Total Tenant Payment or Tenant Rent) payable by the Tenant, not including determination of the SFHA's schedule of Utility Allowances for families in the SFHA Public Housing Program, the SFHA shall notify the Tenant that the Tenant may ask for an explanation stating the specific grounds of the SFHA determination, and that if the Tenant does not agree with the determination, the Tenant shall have the right to request a hearing under the SFHA grievance procedure.

(K) The SFHA shall give the Tenant written notice stating any change in the amount of Tenant Rent, and when the change is effective.

10. TRANSFERS

(A) The SFHA shall have the right to transfer the Tenant and Household Members to an alternate SFHA unit whenever the SFHA determines:

1. The size of the Residence is no longer appropriate for the Household composition.
2. A transfer is necessary to protect the health or safety of a Household Member or another SFHA resident.
3. The Residence is needed as a disabled unit and neither Tenant nor any Household Member is disabled.
4. Tenant or a Household Member needs to live in a unit with special features (e.g., handicap access) and the Residence is not reasonably suited for such use.
5. A transfer is necessary so that the SFHA may repair, retrofit, replace or modify the Residence.
6. A court-ordered Stipulated Agreement is executed or the Tenant enters into a written agreement.
7. Other good cause as defined in the ACOP.

The SFHA will categorize a transfer based on priority in accordance with the criteria set forth in the ACOP.

(B) When the SFHA determines that the Tenant must transfer to another unit based on family composition, the SFHA shall notify the Tenant that the Tenant may ask for an explanation stating the specific grounds of the SFHA determination, and that if the Tenant does not agree with the determination, the Tenant shall have the right to request a hearing under the SFHA grievance procedure.

(C) Transfers made pursuant to Section 10 (A) shall be at Tenant's sole expense.

(D) Tenant shall transfer within thirty (30) days of written notification by the SFHA that an alternate unit is available. Upon receipt of the keys to the new unit, Tenant shall immediately transfer all personal property to the new unit and shall surrender possession of the old unit within three (3) days. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(E) If the Household transfers to another unit, this Lease shall automatically terminate and a new written Lease agreement shall be executed for the new dwelling unit. By transferring Tenant to another unit, however, the SFHA shall not waive its right to terminate the Lease for the new unit or to evict the Household from that unit

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based upon conduct that occurred before the transfer (when Tenant resided on the Premises). If any member of the Household transfers to a new unit after the SFHA initiates an eviction proceeding, then the SFHA may re-file the action or amend its pleadings to request possession of the new unit, without waiver of the original violation.

(F) The SFHA will consider any Tenant requests for transfers in accordance with the ACOP. Tenant acknowledges that the SFHA shall use only existing SFHA resources to assist with transfers. If the SFHA approves a Tenant request for a transfer, Tenant shall receive one (1) written offer of housing. If Tenant rejects the offer, without good cause as defined in the ACOP, then the SFHA shall be deemed to have satisfied its obligation for all transfers. Any rejection of an offer by a Tenant must be in writing.

(G) Tenant may not request a non-priority transfer within twelve (12) months of the move-in date or transfer date. Tenant shall not be permitted more than two (2) non-priority transfers during the entire tenancy unless required by the SFHA. Tenants who must transfer due to health or safety hazards created by their own acts or omissions may be subject to eviction proceedings but in any case shall not be allowed more than one (1) transfer.

11. INSPECTIONS AND ENTRIES

(A) The SFHA and Tenant shall inspect the Residence before Tenant takes occupancy. The SFHA shall furnish a pre-Lease or pre-occupancy statement of the condition of the Residence and the utilities and appliances provided with the Residence. The statement shall be verified and signed by Tenant and the SFHA.

(B) Upon request of the SFHA, Tenant shall submit to an annual inspection of the Residence to check needed maintenance, housekeeping, and other Lease compliance matters. Tenant will receive a written statement of the charges, if any, for repairs or removal of non-approved alterations to the Residence.

(C) The SFHA may conduct interim inspections of the Residence if it has cause to believe that an unsanitary or hazardous condition exists, a nuisance, or if Tenant has failed or refused to cooperate with inspections, maintenance, repairs, or pest control.

(D) The SFHA shall inspect the Residence when Tenant vacates and shall furnish a written statement of damages for which Tenant is responsible, including charges to be deducted from the security deposit. Tenant may participate in the move-out inspection unless Tenant vacates without giving prior notice.

(E) Upon reasonable advance notice or as required by law, Tenant shall permit the SFHA to enter the Residence during normal business hours to perform annual and routine inspections or maintenance, make improvements or repairs, or show the Residence for re-leasing. **Tenant shall furnish security codes or other means of access to their Residence within 24 hours of notice. It shall be considered a material breach of the Lease agreement if the Tenant refuses access to the unit for the purpose of maintenance and/or inspections.**

(F) The SFHA may enter the Residence without advance notice when there is reasonable cause to believe that an emergency exists, if the Residence appears abandoned, or to make repairs requested or agreed to by Tenant. Tenant's request for maintenance or repairs at the Residence authorizes the SFHA to enter the Residence without notice as allowed by law.

(G) If the Tenant and all adult members of the household are absent from the dwelling unit at the time of entry, the SFHA shall leave in the dwelling unit a written statement specifying the date, time and purpose of entry prior to

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leaving the dwelling unit.

(H) The SFHA may permit a peace officer or building or health inspector to enter the Residence upon presentation by such official of a warrant or order, or to arrest a person that a peace officer believes to be in the Residence, or if a peace officer believes that there are exigent circumstances warranting his or her entering a unit and said officer orders an SFHA employee to open the residence.

12. PET POLICY

(A) Pets are forbidden on SFHA property without prior written approval of the SFHA.

(B) If approved by the SFHA, Tenant shall be required to sign a Pet Agreement as an Addendum to this Lease and shall pay a pet deposit in accordance with Section 7(C) of this Lease. Tenant acknowledges that approval by the SFHA is conditional and may be withdrawn at any time.

(C) The current Pet Policy is available at the Development office, and is incorporated by reference into this Lease. **Keeping an animal in violation of the Pet Policy, shall constitute a material breach of this Lease and grounds for eviction.**

13. NOTICE OF HUD REQUIREMENTS

The SFHA shall be obligated to the Department of Housing and Urban Development for the following:

(A) To maintain the Residence and the Development in a decent, safe, and sanitary condition.

(B) To comply with applicable building and housing codes and Federal regulations materially affecting health and safety.

(C) To make necessary repairs to the Residence.

(D) To keep Development buildings, facilities and common areas not otherwise assigned to Tenant for maintenance and upkeep in a clean and safe condition.

(E) To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, stoves and other facilities, including elevators, supplied by the SFHA.

(F) To provide and maintain appropriate receptacles and facilities for the deposit of garbage, rubbish, and other waste removed from the Residence by Tenant in accordance with Section 14(K) of this Lease.

(G) To supply running water and reasonable amounts of hot water and heat, except in those cases where the heat or hot water is generated by an installation within the exclusive control of Tenant and supplied by a direct utility connection.

(H) To notify Tenant in writing, if required, of the specific grounds for any proposed adverse action. The notice of proposed adverse action shall inform Tenant of his or her right, if any, to request a grievance hearing. The term "proposed adverse action" includes, but is not limited to, a proposed Lease termination, denial of a priority transfer request, transfer of the household to another unit or imposition of charges for maintenance or repair, or for excessive utility consumption.

(I) To provide, at Tenant's request, reasonable accommodations of a disability of any Household Member. Accommodations are not reasonable if they impose undue financial and administrative burdens on the SFHA.

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14. OBLIGATIONS OF TENANTS, HOUSEHOLD MEMBERS AND GUESTS

In addition to obligations stated elsewhere in this Lease, Tenant must comply with, and must cause all Household Members, guests and persons under Tenant's control to comply with, the following rules. As used throughout this Lease, "person under Tenant's control" shall mean a person other than a guest who enters the Development at the invitation of Tenant or a Household Member.

(A) USE OF RESIDENCE: Not to assign or sublease the Residence. Not to provide accommodations for boarders or lodgers. To use the Residence solely as a private dwelling for Tenant and Household Members, and not for any other purpose, except when Tenant has received the prior written consent of the SFHA to conduct a specific, lawful business.

(B) ALTERATIONS: To make no alterations, additions or repairs of any kind to the Residence without prior written approval of the SFHA, including but not limited to the following:

1. Dismantle, change or remove any part of the appliances, fixtures or equipment unless owned by Tenant.
2. Paint any part of the Residence.
3. Install wallpaper or contact paper.
4. Install or alter carpeting, resurface floors or alter woodwork.
5. Install permanently affixed gates, window bars, awnings, shelves or screen doors. Security bars on windows or security gates on doors must conform to the fire code and be of a design compatible with SFHA standards. Security gates on doors must have a lock that can be opened by a SFHA master key.
6. Attach or place any fixtures, signs or fences on the buildings, the common areas or the property.

(C) CARE IN USE OF FACILITIES: To use only in a reasonable and safe manner all electrical, plumbing, heating, air-conditioning, ventilating, sanitation and other facilities, including elevators.

(D) CHILD CARE: To disclose to the SFHA if the Residence is being used to provide childcare services for any number of children or children from any source. In such case, the SFHA shall impose an additional security deposit in accordance with Section 7 and shall require Tenant to obtain and maintain insurance.

(E) COMMUNITY SERVICE: To participate in community service in accordance with the ACOP and Federal law.

(F) DAMAGE TO RESIDENCE OR HOUSING DEVELOPMENT: To refrain from destroying, defacing, damaging, removing or tampering with any part of the Residence or the Development. To pay reasonable charges for the repair of damages in accordance with Section 6(B), including but not limited to the costs for repairing writing, graffiti or painting on SFHA property. To immediately notify the SFHA of any vandalism or damage to the Residence or the Development. Tenant, Household Members, guests and other persons under their control shall not be permitted on the roof, unless specifically designed for it, and shall not trespass on or illegally enter any SFHA property, including but not limited to vacant units and/or areas under construction.

(G) DEFECTS HAZARDOUS TO LIFE, HEALTH OR SAFETY: If the Residence is damaged to the extent that conditions exist that are hazardous to life, health or safety of Household Members, Tenant shall notify the SFHA within twenty-four (24) hours of discovery and the SFHA shall repair the Residence within a reasonable time. **If Tenant, Household Members, or guests caused the damage, the reasonable cost of the repairs shall be**

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charged to Tenant. The Residence shall be presumed to be in a safe and habitable condition unless and **until written notice to the contrary is received by the SFHA. Tenant's failure to report such health, safety or habitability defects in a timely manner shall be considered a material breach of the Lease.**

(H) EXTERMINATION PROGRAM: To allow the SFHA to enter the Residence in order to complete fumigation for the control of vermin, roaches or other pests. To prepare and make the Residence available on such date and time as the SFHA requests for fumigation. Failure to comply with this provision shall constitute a material breach of the terms of this Lease.

(I) **FIRE SAFETY:** (1) Unlawfully storing, unlawfully keeping, or unlawfully possessing, any ammunition, explosives, fireworks, flammable or other hazardous materials in or around the Residence or Development by a Household Member, guest, or other person under the control of a Household Member, is strictly prohibited. (2) No gas powered vehicles or equipment shall be allowed in or around the Residence. No explosives on or about the Residence or Development. Tenant shall use reasonable precautions to avoid causing a fire, including but not limited to refraining from smoking in bed, failing to control lit materials, or overloading electrical circuits or extension cords. The SFHA shall terminate this Lease if it determines that any Tenant, Household Member, guest or other person under their control deliberately or negligently caused a fire that resulted in damage to any portion of the Residence or Development. In addition, the SFHA shall assess the costs or repair to the Tenant and shall use all legal remedies to recover such costs.

(J) SMOKE DETECTORS: To maintain in proper working order and test monthly all smoke detectors in the Residence, and to immediately report any malfunctions to the SFHA. Tenant shall not damage, remove, tamper with or otherwise interfere with the normal operation of smoke detectors, sprinklers or other safety devices within the Residence or Development. Tenant shall not remove live batteries and shall replace batteries that are worn out. If the SFHA finds that smoke detectors have been disconnected or have dead batteries, Tenant will receive one (1) warning letter. Additional violations may result in Lease termination.

(K) GARBAGE REMOVAL: To dispose of all garbage, rubbish, and other waste from the Residence in a sanitary and safe manner in the receptacles and trash bins provided by the SFHA. To refrain from littering or leaving trash or debris in and around the Residence or Development. Tenant is responsible for complying with SFHA's recycling program by separating trash into the appropriate bins. Tenant shall be responsible for putting trash bins out for collection and for promptly retrieving the empty bins after pick-up. Bins must be neatly stored and maintained by Tenant.

(L) GUESTS: Not to allow anyone to enter an SFHA building or property unless the person is the Tenant's guest and is known to Tenant. To comply with procedures for signing in/out guests. To notify the SFHA of guests as required by Section 4(D). To require guests to remain in Tenant's control and not to allow guests to loiter on SFHA property.

(M) HEALTH AND SAFETY: To comply with all obligations imposed by applicable building and housing codes materially affecting health and safety. To follow all health and safety notices posted by the SFHA in and around the Development. To keep the Residence and other areas as may be assigned to Tenant for exclusive use in a clean and safe condition.

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(N) HOUSEKEEPING RULES: To abide by the SFHA Housekeeping Rules (See Section 23) and all other rules established by the SFHA for the benefit and well being of the Development and residents of the Development. Such rules, which may change from time to time, shall be posted on the Development property or available at the Development office and are incorporated by reference into this Lease. Failure to comply with such rules shall constitute a material violation of this Lease and grounds for eviction.

(O) INTERFERENCE WITH JOB RESPONSIBILITIES: To refrain from interfering with the job responsibilities of or in any way threatening SFHA employees, authorized vendors, service personnel or representatives of the SFHA.

(P) LOCKS AND KEYS: Not to change or add any lock or device on any door or window of the Residence without the prior written consent of the SFHA. To provide the SFHA with keys to such lock or device within 48 hours in the event of such installation. Once installed, an approved lock may not be removed even when the unit is vacated. Not to give Residence door/gate keys, which are the exclusive property of the SFHA, to any other person without the prior written consent of the SFHA. To pay for the entire cost of all key and lock replacement in the event that any door/gate keys to the Residence are lost. To return all keys to the SFHA when the Residence is vacated and to pay for the cost of new locks and keys if all keys are not returned. To close and lock doors when entering or leaving the building or grounds. To use building keys to enter the building and to ensure that Tenant, Household Members or guests do not lock themselves out of the Residence. If the SFHA must assist any Tenant or Household Member in unlocking the Residence, the SFHA shall assess a fee and may require Tenant to hire a professional locksmith.

(Q) MAINTENANCE: To maintain the grounds immediately surrounding the Residence in good condition, including but not limited to keeping the grounds free of weeds, debris, waste, trash and rubbish. To secure and maintain a garden hose, if appropriate, adequate for the purpose of watering and maintaining the grounds. Upon termination of tenancy and the request of the SFHA, to restore the Residence to the original condition as received excepting normal wear and tear.

(R) MOTOR VEHICLES: To comply with the following rules concerning motor vehicles.

1. Household Members and guests who drive vehicles onto SFHA property must have a valid driver's license.
2. All vehicles driven or parked on SFHA property must be insured to the minimum required by California law and have a current registration. Trailers, non-operating motor vehicles and motor vehicles without current registration are not permitted within the Development and shall be towed at the owner's expense.
3. All vehicles parked on SFHA property must be kept in good running order and must be moved at least every 72 hours or according to signs posted by the SFHA and City and County of San Francisco.
4. To cooperate with the SFHA by obtaining SFHA-issued parking permits. Only vehicles with currently valid parking permits issued by the SFHA may park in lots located within the Housing Development. If parking spaces are assigned, Household Members shall park only in their assigned space. Vehicles parked by Tenants in violation of Section 14(R) may be subject to immediate tow at Tenant's expense.
5. Outside of routine maintenance, i.e. flat tires, changing windshield wipers, adding windshield wiper fluid, etc., the Tenant agrees not to repair or service automobiles, motorcycles, other motor vehicles, or any other heavy machinery anywhere on the Development property or on public streets within the Development.

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6. Not to drive or park motor vehicles on areas not specifically designated for driving or parking. Absolutely no parking on the lawns or sidewalks.
7. To remove at Tenant's expense from the Development, any unlicensed, unregistered, uninsured or inoperable motor vehicles or trailers owned by any Household Member or guest. Tenant must remove said vehicle or trailer within three (3) days after notice by the SFHA or other appropriate authority.
8. All traffic signs including, but not limited to, parking and speed limit signs shall be observed.

(S) NUISANCE: Not to commit or maintain a nuisance on or about the Residence or the Development. Not to create or permit to exist any condition that results in risk to the health or safety of any person or damage to property.

(T) QUIET ENJOYMENT: To act in a manner that will not disturb the rights of other residents to the peaceful enjoyment of their accommodations, and will be conducive to maintaining the Development in a decent, safe, and sanitary condition. To refrain from playing musical instruments and electronic devices such as radios, televisions, CD, record and tape players at an unreasonable volume anywhere within the Development at any time, and to refrain from playing at a volume audible outside the Residence. To refrain from creating any noise that is reasonably objectionable to other residents.

(U) SATELLITE DISHES: Not to install any antennas or satellite dishes without prior written approval of the SFHA. Such installation shall be subject to all the following rules and conditions:

1. Dish must be installed within the exterior boundaries of the Residence, or inside balcony railings or windows.
2. Dish may not exceed one (1) meter in diameter.
3. A licensed contractor must securely and properly mount dish in a professional manner.
4. Installation must not damage unit, unit walls or other facilities.
5. Tenant shall be responsible for any injury or damage to persons or property caused by the satellite dish. Tenant shall obtain liability insurance against injury or damage and shall pay a deposit in accordance with Section 7(D). Proof of such insurance shall be provided to the SFHA, with SFHA listed as "additional insured" prior to approval of installation and upon each renewal of coverage.

(V) SIGNS: Not to display on or about the Residence or Development any signs or advertisements of any kind including but not limited to signs for goods or services. This excludes political signs.

(W) STORAGE OF PERSONAL PROPERTY: Personal property shall not be stored outside the Residence at any time without the prior written approval of the SFHA. The SFHA shall not be responsible for any loss or damage to personal property stored outside the Residence.

(X) UNSUPERVISED CHILDREN: Tenant shall not leave minor children unsupervised.

(Y) VARIOUS: Pigeons and other wildlife are not to be fed.

(Z) WATERBEDS: Not to install a waterbed or other bed with liquid filling material without prior written approval of the SFHA. To obtain and maintain liability insurance against property damage and to pay a deposit in accordance with Section 6 of this Lease. [CCP.1940.5]

(AA) RESTRAINING ORDERS AND/OR STIPULATED AGREEMENTS: Inform property manager of all restraining orders, emergency protective orders, and/or stay away orders of any kind. Tenant will comply with all such

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orders until lifted by proper authorities or for the duration of a stipulated agreement, if applicable.

(BB) MOLD AND MILDEW: Tenant will take positive steps to prevent growth of mold and/or mildew in their apartment, including properly ventilating rooms, cleaning small areas, and reporting growth of mold and/or mildew to the SFHA. The Tenant will fully cooperate with the SFHA in the abatement of mold and/or mildew including moving furniture away from the walls, emptying closets, removing items from cupboards, and other actions to make the affected areas accessible for abatement.

(DD) CIVIL RIGHTS: Tenants, their family members, and guests will not engage in any activities that could be construed as hate-based incidents, including racial, ethnic, religious, sex, sexual orientation, gender identification, disability, familial status, or age epithets involving any persons on or near SFHA property. This provision also covers any hate-based graffiti caused by Tenants, their family members, and guests on or near SFHA property. Violation of this provision of this Lease is a material violation of the Lease and grounds for eviction.

15. PROHIBITION ON FIREARMS AND OTHER ILLEGAL WEAPONS

(A) Unlawful ownership, unlawful possession, unlawful transportation or unlawful use of any firearm or any weapon, in or around the Residence, the Development, or SFHA property, by a Household Member, guest, or other person under the control of a Household Member, is strictly prohibited.

(B) Violation of the provisions of the section 15 by any Household Member, guest, or other person under the control of a Household Member, shall be grounds for immediate Lease termination and eviction. The term "firearm" is defined broadly and shall include but not limited to all pistols, revolvers, other handguns, rifles, shotguns, automatic, and semiautomatic guns, and any other instrument that expels a metallic, partly metallic, or other hard projectile, including but not limited to BB guns, air guns and spring action guns.

16. CRIMINAL AND DRUG RELATED ACTIVITIES

(A) In an effort to make public housing communities safer, the SFHA has implemented a **"zero tolerance"** policy towards the commission of criminal and drug-related activities. Tenant agrees that the SFHA may terminate this Lease in accordance with Section 18 if any Tenant, Household Member, guest, or other person under Tenant's control engages in any of the following activities below. As used throughout this Lease, "person under Tenant's control" shall mean a person other than a guest who enters the Development at the invitation of Tenant or a Household Member or guest. INT._____

(B) CRIMINAL ACTIVITY: Tenant shall ensure that no Household Member, guest, or other person under Tenant's control engages in any criminal activity on or off SFHA owned property including HOPE VI sites under private management. Such criminal activity includes but is not limited to any conduct that threatens the health or safety of any SFHA resident, employee or member of the public who is on or near SFHA property, or that threatens the right of any SFHA resident, guest or neighbor in the immediate vicinity to the peaceful and quiet enjoyment of their residence. Tenant shall be held responsible for any criminal activity of a Household Member, guest or other person under Tenant's control. The SFHA may terminate this Lease for criminal activity regardless of

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whether there is an arrest or conviction. Residents who are evicted pursuant to this provision shall be barred from readmission to SFHA Public Housing in accordance with the ACOP in effect on the date the application for readmission is submitted.

(C) DRUG-RELATED CRIMINAL ACTIVITY: The SFHA will comply with all HUD regulated One Strike laws. In accordance with HUD One Strike regulations, Tenant shall ensure no Household Member engages in drug related criminal activities on or off the property. For purposes of this Section, "drug-related criminal activity" shall mean the illegal use, manufacture, sale, possession or distribution of a controlled substance in violation of State or Federal law. The SFHA may terminate this Lease for drug-related criminal activity regardless of whether there is an arrest or conviction. Residents who are evicted pursuant to this Lease provision shall be barred from readmission to SFHA Public Housing in accordance with the ACOP in effect on the date the application for readmission is submitted.

(D) USE OF CRIMINAL RECORD: If the SFHA seeks to terminate the tenancy for criminal activity as shown by a criminal record, the SFHA must notify the household of the proposed action to be based on the information and must provide the subject of the record and the Tenant with a copy of the criminal record before the SFHA grievance hearing or court trial concerning the termination of tenancy or eviction. The Tenant must be given an opportunity to dispute the accuracy and relevance of that record in the grievance hearing or court trial. The SFHA may not pass along to the Tenant the costs of a criminal records check.

(E) CIVIL CITATIONS: Tenants must comply with all provisions of this Lease. The SFHA or its designee reserves the right to issue citations for Lease violations. A Tenant receiving three (3) or more citations in a twelve (12) month period shall be subject to non-renewal of the Lease or eviction, depending on the nature of the violation.

(F) ALCOHOL ABUSE: Tenant shall ensure that no Household Member, guest or other person under Tenant's control engages in any alcohol abuse that affects the health, safety or right to peaceful enjoyment of the premises by other residents, SFHA employees or agents. Consumption of alcoholic beverages in public areas of the Development is strictly prohibited.

(G) METHAMPHETAMINE CONVICTION: The SFHA shall immediately terminate this Lease if it determines that any Household Member has ever been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of Federally or publicly assisted housing. Any person convicted of manufacturing or producing methamphetamines on the premises is ineligible to receive public housing assistance. The SFHA shall deny assistance to applicants with such convictions and shall evict any resident who is already receiving assistance.

(H) REGISTERED SEX OFFENDER: The SFHA shall immediately terminate this Lease if it determines that any Household Member has ever been convicted of a sexual criminal offense that is subject to the California Sex Offender Registration Program. Residents who are evicted pursuant to this provision shall be permanently barred from readmission to public housing.

(I) FUGITIVE FELON OR PAROLE VIOLATOR: The SFHA shall terminate this Lease if it determines that any Household Member is fleeing to avoid prosecution or incarceration for a felony crime or for violating a condition of probation or parole imposed under Local, State or Federal law.

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(J) FRAUDULENT INFORMATION: Tenant and Household Members shall not commit fraud, bribery, or any other corrupt or criminal act in connection with any public housing program. Tenant and Household Members shall not receive any public housing program or housing choice voucher program while receiving another housing subsidy under any other Federal, State or local housing assistance program. The SFHA shall terminate this Lease if it determines that Tenant or any Household Member has submitted fraudulent information or committed fraud to secure or otherwise remain in Public Housing and may do so with a 30-Day Notice to Quit.

(K) DOMESTIC VIOLENCE: The SFHA may not terminate the tenancy except for serious or repeated violation of the terms or conditions of the lease or for other good cause, and that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy right of the victim of such violence. Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of that domestic violence, dating violence, or stalking. Notwithstanding Federal, State, or local law to the contrary, the SFHA may bifurcate a lease under this section, or remove a household member from a lease under this section, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the relevant program of HUD–assisted housing. Nothing in subparagraph (K) limits any otherwise available authority of the SFHA to evict a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. Nothing in subparagraph (K) may be construed to limit the SFHA to terminate the tenancy of any tenant if the SFHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated.

17. TERMINATION BY TENANTS

(A) Tenant may terminate this Lease at any time by giving at least thirty (30) days' written notice to the SFHA. Notice will be deemed given when the SFHA is in receipt of Tenant's written notice. Tenant shall move out promptly and shall leave the Residence in as clean and good a condition as received at the start of occupancy, reasonable wear and tear accepted, and return all keys to the SFHA. All Household Members and other occupants shall completely vacate the Residence within the 30-day period. If Tenant does not give the full notice, Tenant shall be liable for Rent to the end of the notice period or to the date the Residence is re-Rented,

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whichever comes first.

(B) Upon Lease termination, eviction by the SFHA, abandonment of the Residence, or transfer of the Household to another dwelling unit, any personal property left at the Residence shall be stored and handled in the manner prescribed by California Civil Code Section 1980 et seq.

(C) If any Tenant who has signed the Lease ceases to reside at the Residence for any reason the SFHA must be notified and this Lease shall terminate. If an eviction action has not been brought, the SFHA may allow remaining Household Members who are already on the Lease to occupy the Residence provided that a qualified and responsible remaining adult Household Member, or a court appointed guardian or court declared emancipated minor meets all the eligibility and sustainability criteria, enters a new Lease agreement with the SFHA.

18. TERMINATION BY SFHA

(A) Any termination of this Lease shall be carried out in accordance with U.S. Department of Housing and Urban Development regulations, State and local law, and the terms of this Lease.

(B) The SFHA may terminate this Lease for violations of material terms of the Lease, such as failure to fulfill the obligations set forth in this Lease or for other good cause. Such serious or repeated violation of terms shall include but not be limited to the following:

1. Failure to pay Rent or other charges when due, or habitual late payment of Rent as defined in Section 5(D).
2. Failure to pay utility bills when Tenant is responsible for paying such bills directly to the utility company.
3. Failure to comply with Tenant obligations described in Section 14.
4. Failure to supply timely and accurate statements of income, assets, expenses and family composition needed to process annual Rent re-examinations or interim re-determinations.
5. Failure to attend scheduled re-examination interviews or to cooperate in the verification process if the Tenant has chosen to pay Rent based on a percentage of income.
6. Serious or repeated damage to the Residence, nuisance, creation of physical hazards in the Residence, common areas, grounds or parking areas of any Development.
7. Criminal activity or alcohol abuse as provided in Section 16.
8. Failure to perform community service as required by Federal law or participate in an economic self-sufficiency program. This constitutes grounds for non-renewal of the Lease and termination of tenancy.
9. Failure to allow inspection of the dwelling unit.
10. Determination that a family member has knowingly permitted an ineligible non-citizen not listed on the Lease to permanently reside in their public housing unit.
11. Failure to comply with a court order or written statement.
12. Fraud.
13. Failure to accept the SFHA's offer of a Lease revision to an existing Lease that is on a form adopted by the SFHA with written notice of the offer of the revision at least sixty (60) calendar days before the Lease revision is scheduled to take effect; and with the offer specifying a reasonable time limit within that period

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for acceptance by the family.

(C) The SFHA shall give Tenant written notice of termination of the Lease, stating the grounds for the termination, and informing Tenant of the right to make such reply as Tenant may wish. The notice shall also inform Tenant of the right to examine SFHA documents directly relevant to the Lease termination, and the right to request a grievance hearing, if applicable. The length of the notice shall be as follows:

1. Fourteen (14) days in the case of failure to pay Rent.
2. Three (3) days when the health or safety of other residents, SFHA employees or contractors, or neighbors residing in the immediate vicinity of the premises are threatened; or if any Household has a dog in violation of the Lease; or if any Household Member has engaged in any criminal or drug-related activity as described in Section 16; or if any Household Member has been convicted of a felony; or if any Household Member has committed fraud.
3. Thirty (30) days in any other case or such period as allowed by State or local law.

(D) In deciding to evict for criminal activity as described in Section 16, the SFHA shall have sole discretion to consider all of the circumstances of the case, including the seriousness of the offense, the extent of participation by or awareness of Household Members, and the effect the eviction would have on Household Members who did not engage in the prohibited activity. The SFHA may, in its sole discretion, permit continued occupancy by non-offending Household Members provided they agree that the offending Household Member shall not reside at or visit the Residence and shall not be invited or allowed upon the Development. The SFHA has a "zero tolerance" policy for illegal drug activity and may, in its sole discretion, require a Household Member who engaged in the illegal use of drugs to present credible evidence of successful completion of a satisfactory treatment program as a condition of being allowed to reside at the Residence. This is not intended to be an exhaustive list and the SFHA reserves its right to impose other conditions, terms and stipulations.

(E) When the SFHA evicts a Tenant from a Residence for criminal activity, the SFHA shall notify the local post office serving that Residence that such individual or family is no longer residing in the unit so that the post office will stop mail delivery for such persons and they will have no reason to return to the unit.

(F) The unintended receipt of money by the SFHA from Tenant or Household Members after notice of termination of Lease shall neither reinstate the Lease nor affect the notice. By depositing said payments, the SFHA shall not be deemed to have waived its right to terminate the Lease or to prosecute and maintain an action to evict Tenants.

(G) Any notice to vacate or quit that is required by State or local law may be combined with, or run concurrently, with the notice of Lease termination under this Section. The notice to vacate must be in writing, and specify that if Tenant fails to quit the premises within the applicable statutory period, appropriate action will be brought against Tenant. In case of litigation, each party agrees to be responsible for their own attorney's fees unless otherwise stipulated to by the parties or provided by law.

(H) When the SFHA is required to offer Tenant the opportunity for a grievance hearing concerning the Lease termination under the SFHA's grievance procedure, the tenancy shall not terminate (even if the Notice to

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Vacate under the State or Local law has expired) until the period to request a hearing has expired, or (if a hearing is requested) the grievance process has been completed.

(I) When the SFHA is not required to offer Tenant the opportunity for a hearing under the grievance procedure and the SFHA has decided to exclude such a grievance from SFHA grievance procedure, the notice of Lease termination shall:

1. State that Tenant is not entitled to a grievance hearing on the termination.
2. Specify the judicial eviction procedure to be used by the SFHA for eviction and state that HUD has determined that this eviction procedure provides opportunity for a hearing in a court that contains the basic elements of due process as defined in HUD regulations.
3. State whether the eviction is for criminal activity as defined in Section 16.

19. ABANDONMENT

(A) If Tenant is absent from the Residence for fourteen (14) consecutive days without giving notice and while in default of Rent, the SFHA shall proceed with establishing that Tenant has abandoned the unit according to State law. The SFHA may then repossess the unit and dispose of Tenant's personal property pursuant to State law.

(B) The SFHA reserves the right to terminate this Lease in accordance with Section 18 if Tenant is absent from the Residence for more than sixty (60) consecutive days without providing advance written notice to the SFHA. Under no circumstances will this Lease continue if Tenant has been absent for more than six (6) months. These measures are in place for security and maintenance reasons. The SFHA will take into consideration travel and medical needs as long as the Rent remains paid and the unit is well kept.

20. NOTICES

(A) Notices to Tenant shall be in writing and delivered to any adult Household Member, or sent by first-class mail properly addressed to Tenant.

(B) Notices to the SFHA shall be in writing and delivered to the property office or the SFHA main office, or sent by first-class mail properly addressed and with sufficient postage.

(C) Notice shall be defined as written correspondence between the SFHA and Tenants.

(D) If the Tenant is visually impaired, all notices will be made in an accessible format.

(E) The notice of proposed adverse action shall inform the Tenant of the right to request a grievance hearing. In the case of a Lease termination, a notice of Lease termination in accordance with Section 18(C) of the Lease shall constitute adequate notice of proposed adverse action.

21. GRIEVANCE PROCEDURE

(A) If the SFHA seeks to terminate the Lease or takes some other adverse action against the Household, Tenant may, in some instances, be entitled to request a grievance hearing to contest the action. Tenant may also be entitled, in some instances, to a hearing to resolve other disputes or grievances with the SFHA.

(B) The SFHA's Grievance Procedures set forth the matters that can be the subject of a grievance hearing as well as

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the process for requesting a hearing and the procedures to be followed during the hearing. Upon request, the SFHA will furnish the Grievance Procedures. The SFHA Grievance Procedures are incorporated by reference.

(C) In the case of a proposed adverse action other than a proposed Lease termination, the SFHA shall not take the proposed action until the time for the Tenant to request a grievance hearing has expired, and (if a hearing was timely requested by the Tenant) the grievance process has been completed.

22. Provisions For Modification

(A) This Lease, together with any attachments and all documents incorporated by reference, constitutes the entire agreement between the parties. Neither the SFHA nor any of its employees has made any representations other than those contained in this Lease.

(B) Any changes to this Lease shall only be made in writing, dated and signed by both Tenant and the SFHA, except for Rent changes as provided in Section 9. Failure by a Tenant to accept a Lease revision is grounds for termination of tenancy.

(C) Documents incorporated into this Lease, such as the Maintenance Charge List, Schedule of Utility Allowances, Grievance Procedures, Pet Policy, ACOP, transfer and Rent policies, and any building or development rules or other regulations, may be changed from time to time by the SFHA. The SFHA shall give thirty (30) days' notice prior to the effective date of any amendments to these documents, setting forth the proposed changes and providing residents with an opportunity to make written comments. The SFHA shall consider resident comments before the proposed changes become effective.

23. Housekeeping Standards

In an effort to improve the livability and conditions of the apartments owned and managed by the SFHA, uniform standards for resident housekeeping have been developed for all Tenant families.

(A) SFHA Responsibility: The standards that follow will be applied fairly and uniformly to all Tenants. The SFHA will inspect each unit at least annually, to determine compliance with the standards. Upon completion of an inspection, the SFHA will notify Tenant in writing if he or she fails to comply with the standards. The SFHA will advise Tenant of the specific correction(s) required to establish compliance, and indicate that training is available. Within a reasonable period of time, the SFHA will schedule a second inspection. Failure of a second inspection will constitute a violation of the Lease terms. Training will be available at no cost to any Tenant requesting or needing assistance in complying with the Housekeeping Standards.

(B) Tenant Responsibility: Tenant shall abide by the standards set forth below. Failure to abide by the Housekeeping Standards is a material violation of this Lease and grounds for eviction.

(C) General Housekeeping Standards Inside the Apartment

1. Windows shall be clean and not nailed shut.
2.
3. Heating units shall be dusted and kept clear of any clutter or furniture within three (3) feet.
4. Hallways through the unit shall be unobstructed.

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5. Nothing shall be stored in the area of the hot water heating system.

(D) Housekeeping Standards Inside the Kitchen

1. Stove shall be clean and free of food and grease.

(E) Housekeeping Standards Outside the Residence

1. Entryways, sidewalks, halls, paths, stairways and other common areas shall be clean and free of hazards.
2. No items, including but not limited to rugs and clothing, shall be hung from windows, balconies or fences.

24. HOLD HARMLESS

Tenant agrees to hold the SFHA harmless for claims for injury or property damage resulting from circumstances beyond the control of the SFHA.

25. INSURANCE

The SFHA is not responsible for loss or damage to personal property in or around the residence. Tenants are strongly encouraged to obtain Renter's insurance at their own expense to protect their property against loss or damage due to fire, flood, theft, vandalism, or other casualty. The SFHA's liability for loss, damage or personal injury is limited to that imposed by law.

26. MEGAN'S LAW

The California Department of Justice, sheriff's department, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the location of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line though which inquires about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available though the "900" service.

27. MISCELLANEOUS

(A) Each and every term in this Lease shall be considered material.

(B) If any provision of this Lease is found to be void, unenforceable or illegal, then the remaining provisions shall remain in effect.

(C) Tenant warrants that all statements and representations Tenant made in the application for SFHA housing are truthful. Tenant agrees that knowingly false statements or misrepresentations made in the application or during the Rent review process (see Section 9B) shall constitute grounds for eviction.

(D) In any legal action to enforce any provision of this Lease, each party shall bear its own attorney's fees.

(E) The SFHA's failure to insist in any one or more instance upon the strict observance of the terms of the Lease shall not be considered a waiver of the SFHA's right thereafter to enforce the provisions of the Lease. The SFHA shall not waive its rights to enforce the Lease provisions unless it does so in writing, signed by an

INT. _____

authorized agent of the SFHA.

(F) The acceptance of Rent by the SFHA with knowledge of any violations of this Lease shall not operate as a waiver of the violations.

28. SIGNATURES

BY SIGNING THIS LEASE, EACH TENANT CERTIFIES THAT:

1. Tenant has read, or has had this Lease explained or read to him or her, and that Tenant understands the Lease;

2. That all of the information that Tenant gave to the SFHA is true and correct; and

3. That Tenant shall occupy the Residence as Tenant's sole residence as of the Effective Date (see Section 1).

Executed on the _____ day of _____, 20_____.

TENANT(S) SIGNATURES:

1. _____ 2. _____

3. _____ 4. _____

5. _____ 6. _____

7. _____ 8. _____

SAN FRANCISCO HOUSING AUTHORITY:

By: _____ Print Name: _____

INT. _____

Locations to Find PHA Plan Information

Listed below are the specific locations where the San Francisco Housing Authority's 5-Year and Annual Plans may be viewed by the public in San Francisco:

1. 440 Turk Street, Reception Desk in Lobby
2. 1815 Egbert Avenue, First Floor Lobby Desk
3. 90 Kiska Road, Area Manager's Office
4. 911 Missouri Street, Area Manager's Office
5. 2501 Sutter Street, Area Manager's Office
6. 10110 Webster Street, Area Manager's Office
7. 938 Ellsworth Street, Property Manager's Office
8. 1095 Connecticut Street, Property Manager's Office
9. 1654 Sunnydale Avenue, Property Manager's Office
10. 795 Pacific Avenue, #225. Property Manager's Office
11. 1105 Oakdale Avenue, Property Manager's Office
12. 112 Middle Point Road, Property Manager's Office
13. 207 Cameron Way, Property Manager's Office
14. 838 Pacific Avenue, Property Manager's Office
15. 1760 Bush Street, Property Manager's Office
16. 1251 Turk Street, Property Manager's Office
17. 255 Woodson, Property Manager's Office
18. 1855 15th Street, Property Manager's Office
19. 666 Ellis Street. Property Manager's Office
20. 3850 18th Street, Property Manager's Office
21. 320 Clementina Street, Property Manager's Office
22. 2451 Sacramento Street, Property Manager's Office
23. 1750 McAllister Street, Property Manager's Office
24. 25 Sanchez Street, Property Manager's Office
25. 951 Eddy Street, Property Manager's Office
26. 1150 Scott Street, Property Manager's Office
27. 3138 Kamille Court, Property Manager's Office
28. 401 Rose Street, Property Manager's Office
29. 1300 Buchanan Street, Property Manager's Office
30. 455 Bay Street, Suite 238, Property Manager's Office
31. 390 Valencia Street, Property Manager's Office

The San Francisco Housing Authority will post its 5-Year Plan and Annual Plan on its website, www.sfha.org

Housing Needs

The San Francisco has included in this section a spreadsheet detailing the wait list for public housing and Section 8 housing.

The SFHA has also included a narrative listing strategies to address housing needs.

Housing Needs *

San Francisco Housing Authority Public Housing Wait List:

Bedroom size	Family	Elderly
00	67	6981
01	6632	6529
02	3203	1175
03	1876	432
04	68	51
05	7	14
06	1	0
Total	11,584	15,182
	27,036	

San Francisco Housing Authority Section 8 Wait List:

Bedroom size	Family
00	4351
01	2491
02	4319
03	1876
04	377
05	29
06	1
Total	13,444

* As of July 9, 2009

Strategy for Addressing Needs

The San Francisco Housing Authority is acutely aware of the shortage of affordable housing in the City and County of San Francisco. It has developed the following strategies to help ameliorate the situation:

1. *Maximize the number of affordable units available to the San Francisco Housing Authority within its current resources*

Through its newly created Asset Management Program, the SFHA will employ effective maintenance and management policies to minimize the number of public housing units off-line. It will reduce turnover time for vacated public housing units and reduce time to renovate public housing units.

On its existing properties, the SFHA has vacant land that can accommodate more units of affordable housing. Therefore, the SFHA will partner with the City and County of San Francisco (HOPE SF), non-profit housing developers and for-profit developers in an effort to add new infill housing units at its existing properties. Mixed finance development practices will be used.

The SFHA's Section 8 program will maintain or increase lease-up rates by establishing payment standards that will enable families to rent throughout the City and County of San Francisco. It will continue to maintain or increase Section 8 lease-up rates by marketing the program to prospective landlords, especially those outside of areas of minority and poverty concentration. Finally, the SFHA will maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the Section 8 program.

The SFHA will also use the Section 8 Project-Based Voucher Program in conjunction with community revitalization efforts to increase the supply of affordable housing units.

2. *Increase the number of affordable housing units.*

Whenever the opportunity arises, the San Francisco Housing Authority will apply for additional Section 8 units should they become available. The SFHA will also leverage affordable housing resources in the City and County of San Francisco through the creation of mixed-finance housing. The SFHA will pursue housing resources other than public housing or Section 8 tenant-based assistance. For example, the SFHA will explore first-time homeownership opportunities through the Habitat for Humanity organization. The SFHA will also use the Section 8 Project-Based Voucher Program in conjunction with community revitalization efforts to increase the supply of affordable housing units, and utilize to the fullest extent possible the Section 8 Project-Based Voucher Program.

3. *Develop policies and practices that will enable families and elderly residents and/or families with disabilities to access affordable housing opportunities.*

There is a severe shortage of affordable housing for San Francisco families and elderly residents. The San Francisco Housing Authority will target available assistance to families at or below 30% and 50% of AMI by exceeding HUD federal targeting requirements for families at or below 30% and 50% of AMI in public and Section 8 housing. The SFHA will adopt rent policies to support and encourage work.

For elderly residents, the SFHA will apply for special purpose vouchers and programs targeted to elderly people should they become available, Also the SFHA will attempt to create partnerships with local development teams to create infill senior housing at specific SFHA sites.

The SFHA, when funding is available, will continue to carry out modifications in public housing based on the Section 504 Needs Assessment for Public Housing. It will also apply for special-purpose vouchers targeted to families with disabilities, should they become available.

Additional Information

a) Progress in Meeting Mission and Goals

The San Francisco Housing Authority has included in this section a narrative on its efforts to achieve its 2005-2009 goals.

b) Significant Amendment and Substantial Deviation/Modification

The San Francisco Housing Authority has included in this section a narrative defining the terms "significant amendment" and "substantial deviation/modification".

c) Memorandum of Agreement with HUD

The San Francisco Housing Authority has included in this section a copy of a signed memorandum of agreement between SFHA and HUD regarding measures to improve performance.

Progress in Meeting Mission and Goals

Statement of Progress in Meeting 5-Year Plan Mission and Goals

San Francisco Housing Authority --- Fiscal Years 2005-2009

Goal: Expand the supply of assisted housing.

The Valencia Gardens, the fifth and final HOPE VI site, is completed and fully occupied. It is a multi-use, multi-income, tax-credit property comprised of public housing, and Mayor's Office of Housing affordable units. The SFHA has built an additional six units of housing at the Ping Yuen North family development. The SFHA continues its work with private developers and city government departments to revitalize the Hunters View, Alice Griffith, Potrero, Sunnydale and Westside Courts family developments. Finally, the SFHA continues its efforts to partner with potential private developers and city government departments to build additional housing units on the existing site of the Rosa Parks Senior Housing development at John F. Kennedy Towers and 1760 McAllister Street senior/disabled sites.

Goal: Improve the quality of assisted housing.

Through the Capital Fund and the Force Account Programs the SFHA has replaced roofs, boilers, added intercom systems, security cameras, painted units, and replaced windows throughout the fiscal year. The Authority has collaborated with the Mayor's Office of Community Development and the private sector to add playground/community space at some of its family developments. The SFHA continues to implement management improvements in order to raise PHAS and SEMAP scores.

Goal: Increase assisted housing choices.

The SFHA has on ongoing landlord retention and recruitment program; in order to get landlords their monthly HUD rent subsidies in a faster manner, the SFHA has established a direct deposit system for all Section 8 landlords. The SFHA continues to achieve a 100% utilization of all Housing Choice Vouchers. The SFHA in partnership with a faith-based community partner has provided the land for the building of affordable homes for first-time homebuyers. At its North Beach and Valencia Gardens HOPE VI sites, the SFHA has replaced all existing public housing units and has built an additional 256 units on the two sites. The Section 8 Program has finalized plans for its homeownership program.

Goal: Provide an improved living environment.

At all five of its HOPE VI sites, there is low-income public housing and housing for working families at tax credit units. The ongoing formal partnership between the Housing Authority and the San Francisco Police Department has reduced reported crime in the family developments in the southeastern sector of San Francisco. The City and County of San Francisco is paying for extra police officers to patrol the SFHA's Hayes Valley and Plaza East developments in the Western Addition. SFHA staff members regularly meet with law enforcement entities and community organizations in order to improve public safety. The Housing Authority also provides private security patrols at a number of its family developments. The SFHA has installed video cameras --- and will add more --- at some of its senior developments in order to prevent criminal activity.

Goal: Promote self-sufficiency and asset development of assisted households.

Starting in 2001, the SFHA began implementing a 25% resident hiring policy in addition to Section 3 goals for applicable construction and non-construction contracts. In partnership with the Sherwin Williams Paint Company the SFHA provides residents with paint training skills. The SFHA has added three onsite "family learning centers" in addition to its existing six centers; residents can learn and/or upgrade their job skills by learning various computer software programs. The SFHA participates in the San Francisco Unified School District's anti-truancy initiatives. Finally the SFHA continues to partner with San Francisco's Department of Children Youth and Their Families in offering summer lunch programs at various family developments with residents employed as site supervisors.

Goal: Ensure equal opportunity and affirmatively further fair housing.

The SFHA provides Fair Housing information in the following languages: English, Russian, Chinese, Vietnamese and Spanish. In 2006, the SFHA has implemented its Limited English Proficiency Plan as another way to provide meaningful access to its programs and services by persons with limited English Proficiency. In 2007, the SFHA will implemented the features of the Violence Against Women Act. As funding is available, the SFHA performs modernization work that makes identified public housing units accessible for persons with limited mobility issues. Periodically, the SFHA trains and provides Fair Housing information to its employees.

The San Francisco Housing Authority will use the following criteria for determining a significant amendment from its 5-Year Plan and Annual Plan:

- A change in Federal, State or local law or change in philosophical vision that significantly affects the ability of the SFHA to achieve any written goal or objective in its 5-Year and/or Annual Plans

- A change in funding at the Federal, State or local levels that affects the ability of the SFHA to achieve any written goal or objective in its 5-Year and/or Annual Plans

- An immediate health and safety issue that must be immediately addressed at one of SFHA's properties and cause the re-prioritization of Capital Fund Program activities

Significant Amendment and Substantial Deviation/Modification

The San Francisco Housing Authority defines a "significant amendment" and/or a "substantial deviation/modification" to its Five-Year and/or Annual Plans as any the following:

- Changes to rent or admission policies or organization of the waiting list
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
San Francisco Regional Office, Region IX
600 Harrison Street
San Francisco, CA 94107

MEMORANDUM OF AGREEMENT

This Agreement is made this the 26th day of June, 2007, by and between the San Francisco Housing Authority, State of California (PHA), and the Secretary of the United States Department of Housing and Urban Development (HUD) acting by and through the Director of the San Francisco Office of Public Housing pursuant to the requirements of Section 6 (j)(2)(B) of the United States Housing Act of 1937, 42 U.S.C. 1437 ("the Act"), in Public Housing Assessment System (PHAS); Final Rule,65 Fed. Reg. 1712 (to be codified at 24 CFR Part 902). (Further references to this regulation will be to the codified section number)

The PHA entered into a Low Rent Public Housing Annual Contribution Contract ("ACC") Number SF-255 pursuant to the authority of the United States Housing Act of 1937, 42 U.S.C. 1437 on April 1, 1996, as subsequently amended, with HUD. As a result, HUD provides funding to the PHA.

Under the authority of 6(j) of the Act, the PHA was evaluated in accordance with the provisions of PHAS as codified at 24 CFR Part 902, received a score of less than 60% as required in the Physical Assessment Sub-System (PASS) component of PHAS and was designated substandard in one area.

Under the requirements of 24 CFR Section 902.75, those housing authorities which are designated as substandard or troubled must enter into a binding contractual agreement designated as a Memorandum of Agreement (MOA) with HUD for the purpose of improving designated substandard Sub-System scores to 60% or above and maintaining an overall PHAS score of 60% or above as required by 24 CFR Part 902.

The Act and related regulations require the PHA MOA to include the following:

a. Baseline data, which could be raw data.
b. Performance targets for such periods specified by HUD;
c. Strategies to be used by the PHA in achieving the performance targets within the time period of the MOA;
d. Technical assistance to the PHA provided or facilitated by HUD;
e. The PHA's commitment to take all actions within its control to achieve the targets;
f. The consequences of failing to meet the targets; and,
g. A description of the involvement of local public and private entities including PHA resident leaders in carrying out the agreement and rectifying the PHA's problems.

Failure by the PHA to achieve the performance targets under this Memorandum of Agreement (MOA) may result in HUD's imposition of such sanctions as: the

imposition of budget and management controls by HUD; or declaration of substantial default and subsequent actions, including referral to the Department Enforcement Center (DEC) for judicial appointment of a receiver, limited denial of participation, suspension, debarment, or other actions deemed appropriate by the DEC.

Under 24 CFR Section 902.75(b)(8), the PHA has the primary responsibility for and has obtained the active local public and private entity participation, including the involvement of public housing resident leaders, in assisting the PHA's efforts to improve.

HUD has consulted with the assessment team which has provided recommendations for management improvements necessary to eliminate or substantially remedy existing deficiencies.

The parties agree that this Memorandum of Agreement (MOA) is a binding contractual agreement between the PHA and HUD.

1. This agreement shall consist of:

    a. This Part A, Terms and Conditions;
    b. Part B, Performance Targets and Strategies, which sets out the:

        1) Baseline Data
        2) Strategies to be used by the PHA in achieving the performance targets within the time period of the MOA;
        3) Target dates for completion of strategies; and,
        4) Technical assistance to the PHA provided or facilitated by HUD;
        5) The description of the involvement of local public and private entities, including PHA resident leaders in carrying out the agreement and rectifying the PHA's problem in accordance with the requirements of 24 CFR Section 902.75(b)(8).

2. The PHA agrees that the performance targets, strategies, and time frames specified in this MOA are reasonable and that it will take all actions within its control to complete them as set out in this Agreement.

3. HUD agrees to provide technical assistance as stated in Part B to the Authority and based upon the compliance with the MOA, give the PHA appropriate consideration for discretionary or competitive funding resources as those resources are available to HUD.

4. The Executive Director of the PHA shall provide to HUD staff (as designated in Part B), a quarterly written progress report based upon the quarter's scheduled targets and strategies as set out in Part B. The report shall be furnished no later than the 15th of the month following the end of each quarter and shall identify the accomplishment and/or failure of each task/goal to be completed that quarter.

Failure to provide the written progress reports shall constitute a substantial default under this MOA. The Executive Director shall also complete quarterly and annual reports as required by Part B.

5. Subsequently, the designated HUD staff shall provide a response, no later than the 1st of the succeeding month after receipt of the quarterly written report, to the Executive Director of the PHA that identifies the current accomplishments/shortfalls for the quarter. The HUD response will be based upon that quarter's PHA progress report and supporting documents. The Executive Director shall include the report on the agenda for discussion or action for the immediately upcoming monthly PHA Board Meeting.

6. HUD shall have the primary responsibility for validating the accuracy of the scheduled accomplishments as well as the quality of the work performed by the PHA.

7. Incentives for successfully meeting the performance targets include:

    a. The removal of troubled designation, overall or with respect to the Capital Funds Program (Section 9(d) of the Act); and
    b. A higher capacity rating for competitive grant programs as the PHA improves its performance under the MOA.

8. The following events or conditions shall constitute substantial default of this agreement:

    a. The PHA is determined by HUD to be in violation of Federal statutes, including but not limited to the U.S. Housing Act of 1937 (42 U.S.C. 1437 et seq.), or in violation of regulations implementing such statutory requirements, whether or not such violations would constitute a substantial breach or default under provisions of the relevant ACC.

    b. HUD determines that the PHA has failed to meet the terms of, or to make reasonable progress to execute or meet requirements included in this MOA.

    c. The PHA does not show substantial improvement, as defined in 24 CFR Section 902.75(g);

    d. HUD determines that the PHA is in default under the ACC, in accordance with its terms and conditions;

9. Failure by the PHA to achieve the performance targets under this Memorandum of Agreement (MOA) may result in HUD's imposition of such sanctions as the imposition of management budget controls by HUD, declaration of substantial default, and subsequent actions, including referral to the Department Enforcement Center (DEC) for judicial appointment of a receiver, limited denial of participation,

suspension, debarment, or other actions deemed appropriate by the DEC.

10. This MOA does not supersede, modify or amend the ACC or in any way excuse the PHA from complying fully with its obligations under the ACC. HUD does not waive its rights under the ACC. The PHA's satisfaction of, or failure to meet, the goals set forth in this MOA does not limit, modify or preclude HUD's right to take any remedial action allowed by the ACC or any provision of the Act or regulations thereunder;

11. Notwithstanding anything to the contrary, upon the occurrence of events or conditions that constitute a substantial default by the PHA with respect to its obligations under the ACC and applicable regulations to which the PHA is subject or this MOA, HUD may, in its discretion:

    a. Solicit competitive proposals from other public housing agencies and private housing management agents (which may be selected by existing tenants through administrative procedures established by the Secretary) in the eventuality that these agents may be needed for managing all, or part, of the housing administered by a public housing agency;
    b. Petition for the appointment of a receiver (which may be another public housing agency or a private management corporation) of the public housing agency to any district court of the United States or to any Court of the State in which the real property of the public housing agency is situated, that is authorized to appoint a receiver for the purposes and having the powers prescribed in this subsection;
    c. Require the agency to make other arrangements acceptable to the Secretary and in the best interests of the public housing residents for managing all, or part of, such housing; and
    d. Take such other actions available to it under the terms of the ACC, Section 6 of the National Housing Act, Title 24 CFR Sections 902.75 through Section 902.83 and those listed in the Field Office Monitoring of Public Housing Agencies (PHAs) Handbook 7460.7 REV-2.

13. This MOA creates no third party benefits or right in any person or entity not a party to this Agreement.

14. The PHA covenants that it will operate in good faith and with due diligence to fulfill and complete the terms of this agreement. HUD shall have the right to declare a substantial default should the PHA cease to operate in good faith, act in any manner inconsistent with the terms of this Agreement, take any action that would undermine the MOA, or for any other cause that would impede or impact the PHA's ability to timely and truly complete the terms of this Agreement.

15. The PHA affirmatively states that it has complied with all State and Local requirements precedent to entering into this MOA, and that this is a legal and binding contract upon the PHA.

This agreement shall be in full force and effect, binding the parties from 7/8/2009 *(date of MOA)* to 7/8/2010 *(one year from date).* This document may be amended by a document signed by all parties to this original agreement.

San Francisco Housing Authority

Amos Brown, June 23, 2004

By: Rev. Amos Brown — Date
Chairperson

By: Henry A. Alvarez III — Date
Executive Director

U.S. Department of Housing and Urban Development

Stephen Schneller 7/8/09

By: Stephen Schneller — Date
Director, San Francisco Office of Public Housing

MEMORANDUM OF AGREEMENT (MOA)

between

U.S. Department of Housing and Urban Development (HUD) and San Francisco Housing Authority (SFHA)

Part B
Performance and Compliance Standards and Requirements

Operational Area/ Expected Outcome	Requirement/Strategy	Documentation Required	Target Completion Date	Actual Completion Date	Responsible Party
I. Governance and Management					
II. Asset Management					
III. Low Rent Public Housing Program					
A. Troubled Developments Outcome: SFHA shall make decisions regarding repair or replacement/ redevelopment of its Low Rent Public Housing developments, which are in the best interest of its residents and federal resources.	1a. For each of its developments that did not achieve a score of at least 60 percent during its latest Real Estate Assessment Center (REAC) physical inspection, SFHA shall collect site specific data to determine whether to make a long-term investment in the development or to make short-term repairs pending demolition and/or disposition approval.	1a. Physical Needs Assessment (PNA) update for all failing sites.	MOA +180 days		SFHA ED

	1b. For each of its developments that did not achieve a score of at least 60 percent during its latest Real Estate Assessment Center (REAC) physical inspection, SFHA shall identify a detailed repositioning strategy for each site which will involve either: (1). A Modernization and Repair Plan; (2) A Mixed Finance Modernization Plan; or (3) A Mixed Finance Revitalization Plan	1b. A comprehensive repositioning strategy for all failing sites	MOA + 210 days		SFHA ED
	2. For each of its developments that did not achieve a score of at least 60 percent during its latest Real Estate Assessment Center (REAC) physical inspection, SFHA shall:	2. If applicable			
	a. Develop a realistic comprehensive modernization plan that within two years addresses the most prevalent physical deficiencies and Exigent Health and Safety (EH&S) violations as identified by HUD in SFHA's most	a. A Repair and Maintenance Plan with potential resources for each troubled development not scheduled for demolition or disposition	MOA + 360		SFHA ED

	recent Real Estate Assessment Center (REAC) physical inspection. The plan shall be based on SFHA's most recent Physical Needs Assessment (PNA) and identify Capital Fund and/or other resources (federal and/or non federal) and focus on the development's long-term viability. OR				
	b. For those developments or parts of developments that SFHA intends to demolish, dispose of, redevelop, or replace, SFHA shall develop a repair and maintenance plan that, until HUD has approved the development for demolition and/or disposition and residents have been relocated, addresses the most prevalent physical deficiencies and Exigent Health and Safety (EH&S) violations as identified by HUD in SFHA's most recent Real Estate Assessment Center (REAC) physical inspection.	b.(i) A Repair and Maintenance Plan for the Hunter's View development that is planned for Mixed Finance Revitalization with demolition and disposition b. (ii) A Repair and Maintenance Plan for troubled developments proposed for Mixed Finance Modernization and Disposition in the Repositioning Strategy abovewith potential resources b.(iii) A Repair and Maintenance Plan for troubled	MOA +360 days MOA +480 days MOA +480 days		SFHA ED SFHA ED SFHA ED

	The plan shall be based on SFHA's most recent Physical Needs Assessment (PNA) and identify Capital Fund and/or other resources (federal and/or non federal) and focus on the development's short-term viability.	developments proposed for Mixed Finance Revitalization with demolition and disposition in the Repositioning Strategy above			
B. Demolition, disposition, replacement and redevelopment Outcome: SFHA shall ensure completion and follow-through on its planned demolitions, dispositions, replacements, and redevelopments	SFHA shall develop a comprehensive schedule for completing the demolition, disposition, replacement, and redevelopment plans for its troubled developments. The schedule shall include each development planned for demolition and/or disposition with timelines for submitting applications, securing funding and financing, relocating residents, replacement housing if applicable, lease-up, and completing all other actions.	Submission of comprehensive demolition/ disposition schedule, identifying developers for instances where such procurements have been completed	MOA +600 days		SFHA ED
IV. Oversight and Reporting					
A. General Oversight Requirements Outcome: HUD's interest in SFHA property and funds is	1. SFHA shall provide documentation that all units and property funded under its Annual Contributions Contract (ACC) with HUD are under a Declaration of Trust with HUD	1. Copy of Declarations of Trust for all units and properties funded under the ACC	MOA +30 days		SFHA ED

protected	in the first position. 2. SFHA shall provide documentation that each bank account in which its federally provided funds are deposited has a General Depository Agreement (GDA) naming HUD as a co-owner.	2. Copy of the General Depository Agreements naming HUD as a co-owner of the accounts	MOA +30 days		SFHA ED
B. MOA Reporting Requirements Outcome: HUD shall be fully informed of SFHA's progress in meeting the requirements of the MOA	SFHA shall submit a quarterly report to the San Francisco Field Office by the 15th of the month following the end of each quarter, outlining its progress in meeting the deadlines and requirements of this MOA. (The first report shall be due 10/15/2009.) HUD will provide a response to SFHA's quarterly report within 20 business days of receiving it. HUD may also propose modifications to the MOA based on the reports.	Timely submission of quarterly reports	Duration of MOA		SFHA ED
C. Recovery Act Reporting Requirements Outcome: SFHA shall receive enhanced Recovery Act oversight as required because of	SFHA shall comply with all requirements of the American Reinvestment and Recovery Act, including plans and budgets, procurement, labor, materials, and eligible use requirements. SFHA shall make all submissions to and	Submission of plans, budgets, procurement documents (Requests for Proposals, bids, contracts, etc.), evidence of compliance with labor requirements, vouchers for materials and services, and/or other documents required by	Ongoing		SFHA ED

its Troubled status	obtain all approvals from HUD as required by the Recovery Act. SFHA shall obtain HUD approval prior to obligating or expending any and all Recovery Act Funds, and HUD will review actions taken by SFHA in their use.	the Recovery Act or requested by HUD			
D. Routine Reporting Requirements Outcome: HUD shall be fully informed of SFHA's status	SFHA shall submit required plans, reports, financial statements, and data submissions to HUD as required by regulations under the ACC.	Timely submission of plans, reports, financial statements, and data to HUD as required by regulations under the ACC	Ongoing		SFHA ED
E. Technical Assistance Outcome: SFHA shall have the technical resources it needs to complete the MOA successfully	SFHA may request HUD provide Technical Assistance on any item in this MOA, including demolition/ disposition, PHA Plans, Physical Needs Assessments, Capital Funds, Recovery Act Funds, etc. HUD may also identify Technical Assistance needs of SFHA and will provide on-site and/or remote Technical Assistance to the extent possible based on available resources to assist SFHA in meeting the requirements of this MOA, however, HUD's failure to	N/A	Duration of MOA		SFHA ED, HUD OPH Director

	provide Technical Assistance in any area of this MOA shall not be used as justification for SFHA's failure to meet a requirement or deadline of this MOA.				

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

The San Francisco Housing Authority (SFHA) makes available for public review its *Admissions and Continued Occupancy Policy* (ACOP) for public housing residents and the *Administrative Plan for the Section 8 Voucher Program* (Admin. Plan) for Section 8 participants and the greater community.

In this section the SFHA makes available excerpts for the ACOP and Admin. Plan that highlight its policies and procedures related to Eligibility, Selection, Wait List, and Admission.

The SFHA has also included a Deconcentration Analysis of its public housing family developments.

The SFHA has also included the latest version of its lease agreement that public housing residents will sign during the annual re-certification process.

San Francisco Housing Authority

Admissions and Continued Occupancy Policy (ACOP)

FY 2008

6) An effort will be made to target all agencies that serve and advocate for potentially qualified applicants (e.g. applicants with disabilities, to ensure that accessible/adaptable units are used by people who can best take advantage of their features).

2.0 ELIGIBILITY FOR ADMISSION

Note: Pursuant to existing Internal Revenue Service statutes (IRS), California Tax Credit Allocation Committee (CTAC) requirements, and subject to the review and approval of the San Francisco Housing Authority, each tax-credit HOPE VI development shall implement its own marketing plan, accept and process applications based on its local preferences, manage its own site-based waiting lists and on-site transfer policy. In so doing, all applicable federal laws, executed contract requirements, and agreements, and other non-conflicting local policies shall be fully complied.

2.1 Qualifications for Admission

A. The San Francisco Housing Authority will admit only qualified applicants[6]. SFHA's housing will not be housing of last resort.

B. An applicant (individual or family) is qualified by meeting all of the following criteria:

1) Is a family as defined in Section XIV of this policy **[24 CFR 5.403]**;

2) Heads a household in which at least one member declares either citizenship or verifiable eligible immigration status. **[24 CFR 200, and Subtitle G; Sec. 592 of the "Quality Housing and Work Responsibility Act of 1998" herein called "QHWRA"]**; See the SFHA policy on *Restrictions on Housing Assistance to Non-Citizens,* (Appendix A)

3) Has an Annual Income at the time of admission that does not exceed the income limits for occupancy established by the Department of Housing and Urban Development **[24 CFR 960.102]**.

4) Provides a Social Security number for each family member age 6 years or older, or certifies that a household member does not have a Social Security number **[24 CFR 5.216]**;

5) Meets or exceeds the Applicant Screening Criteria set forth in Section III, Paragraph D of this document, including attending and successfully completing a SFHA-approved orientation class **[24 CFR 960.202 & 203]**.

2.2 Ineligibility for Admission and Placement on the Waiting List

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[6] The term "qualified" refers to applicants who are eligible and able to meet the applicant selection standards. This term is taken from 24 CFR 8.3 "Definition of qualified individual with disabilities."

A. No applicant may use a SFHA public housing address unless they are on the public housing lease for that unit.

B. Persons are ineligible for admission into the SFHA public housing program if the applicant owes any back rent, utilities, or damages to the SFHA under the public housing or Section 8 program, or any other Housing Authority or Section 8 program.

C. Under the policy for *Screening and Eviction for Drug and Other Criminal Activity* of this document (see Section V) **[QHWRA; Sec. 576]**, persons are ineligible for housing assistance for any of the following:

1) Any member of an applicant household who has been evicted from public housing or a Section 8 unit because of drug-related criminal activity within three years of the eviction date is ineligible unless the evicted tenant successfully completes a rehabilitation program approved by the San Francisco Housing Authority (which shall include a waiver of this subsection if the circumstances leading to eviction no longer exist) **[QHWRA; Sec. 576(a)]**;

2) If the SFHA determines that an applicant or any member of the applicant's household is or was, during a reasonable time prior to the date when the applicant household would otherwise be selected for admission, engaged in any drug-related criminal activity, violent criminal activity, or other criminal activity which would adversely affect the health, safety, or right to peaceful enjoyment of the premises by other resident the SFHA shall:

a) Deny such applicant admission to the program or to federally assisted housing; and

b) After the expiration of the reasonable period beginning upon such activity, require the applicant, as a condition of admission to the program or federally assisted housing, to submit to the SFHA evidence sufficient (as provided by regulation) to ensure that the individual or individuals in the household who engaged in criminal activity for which denial was made, have not engaged in any criminal activity during such reasonable period. **[QHWRA; Subtitle F; Sec. 576(c)]**

For the purpose of reviewing police records for histories of criminal activity, the Authority will consider ten (10) years prior to an admissions determination, a reasonable period of time to check convictions and patterns of criminal activity.

Drug-related criminal activity is defined as "the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance...." **[42 USC 1437d]**

3) The Authority determines any member of an applicant household is illegally using a controlled substance; or

4) The Authority determines that there is reasonable cause to believe that such member's illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of SFHA property by residents and employees.

D. At the time of initial intake, applicants will be asked to verify that the above items do not apply to their application.

E. Not withstanding any other provision of law, no individual shall be considered a person with disabilities, for the purposes of eligibility for low-income housing, solely on the basis of any drug or alcohol dependence. **[QHWRA; Subtitle A; Sec. 506(3)]**

F. Not withstanding any other provision of law, the SFHA shall prohibit admission to all federally assisted housing to any applicant household that includes any individual who is subject to a lifetime registration requirement under a State sex offender registration program. **[QHWRA; Subtitle F; Sec. 578 (a)]**

G. The SFHA shall permanently deny admission to all federally assisted housing, any applicant or household member who has been convicted of manufacturing or producing methamphetamine (commonly referred to as speed) on the premises of federally-assisted housing. **[Sec. 16; subsection (f) of the USHA as amended by Sec. 428 of the FY 1999 Appropriations Act]**

2.3 Consideration of Rehabilitation

A. When making determinations concerning applicant eligibility, SFHA may consider whether the applicant household member in question can demonstrate that:

1) They have successfully completed a supervised drug or alcohol rehabilitation program, are no longer engaging in illegal use of a controlled substance or abuse of alcohol, and have been "clean and sober" for a period of no less than twelve (12) months; or

2) They have been otherwise rehabilitated successfully, are no longer engaging in illegal use of a controlled substance or abuse of alcohol, and have been "clean and sober" for a period of no less than twelve (12) months.

B. The San Francisco Housing Authority may make inquiries to a drug abuse treatment facility that are solely related to whether the applicant household member in question is currently engaging in the illegal use of a controlled substance in cases where:

1) The Authority receives information from the criminal record of the applicant that indicates evidence of a prior arrest or conviction; or

2) The Authority receives information from the records of prior tenancy of the applicant that demonstrates that the applicant engaged in the destruction of property; engaged in violent activity against another person; or interfered with the right of peaceful enjoyment of the premises of another tenant. **[QHWRA; Subtitle F; Sec. 575 (u)(1);3(B)(I)(II)]**

3. For persons who previously have been evicted from public housing for drug-related criminal activity, they must provide the SFHA with verifiable evidence that the circumstances leading to the eviction no longer exist. [42 USC 1437d]

2.4 Confidentiality

The San Francisco Housing Authority, as part of its applicant screening process, requires criminal background report information on all adult household members, credit reports, and evictions records in addition to any and all other inquiries it deems essential to determining the suitability of each applicant household for admission or continued occupancy. The Authority will use this information only for the purposes of eligibility determination and such information will not be disclosed to any person who is not an officer, employee, or authorized representative of the agency and who has a job-related need to have access to the information in connection with admission of applicants, eviction of tenants, or termination of assistance. For judicial eviction proceedings, disclosures may be made to the extent necessary to present the case.

2.5 Penalty

Any person who knowingly and willfully requests or obtains any information concerning an applicant for, or tenant of, covered housing assistance pursuant to the authority under this subsection under false pretenses, or any person who knowingly and willfully discloses any such information in any manner to any individual not entitled under any law to receive it, shall be guilty of a misdemeanor and fined not more than $5,000. The term 'person', as used in this paragraph, includes an officer, employee, or authorized representative of the San Francisco Housing Authority.

2.6 Civil Action

Any applicant for, or tenant of, any covered housing assistance affected by (A) a negligent or knowing disclosure of information referred to in this subsection about such person by an officer, employee, or authorized representative of the San Francisco Housing Authority, which disclosure is not authorized by this subsection, or (B) any other negligent or knowing action that is inconsistent with this subsection, may bring a civil action for damages and other such relief as may be appropriate against the SFHA for such unauthorized action. The San Francisco District Court of the United States, if the affected applicant or resident resides in said district shall have jurisdiction in such matters. Appropriate relief that may be ordered includes reasonable attorney's fees and other litigation costs. **[QHWRA, Sec. 575(C)(5)(6)(7)]**

3.0 Processing of Applications

3.1 Registration (Pre-Application) Process

SFHA accepts and processes all registration forms in accordance with applicable HUD Regulations.

A. SFHA registration forms shall be available throughout the San Francisco community at the following locations:

1) 440 Turk Street
2) All property management offices
3) Section 8 Department, 1815 Egbert

The registration forms must be returned to 440 Turk Street, San Francisco. Registration forms will not be accepted at any other locations.

1) Registrations will be date/time stamped upon receipt.
2) Eligibility staff will enter registration forms into computer system by date & time.

B. The registration process shall ask sufficient information to allow selection according to the Tenant Selection and Assignment Plan.

1) All preferences with point values will be included.

C. SFHA staff shall accept all registration forms even if an informal discussion reveals the applicant may not be eligible.

1) Families will not be discouraged from registering or be rejected based on "apparent ineligibility."
2) Registration forms will be accepted from persons who do not live or work in the City/County of San Francisco.
3) A public housing family may contain family members who wish to apply for public housing as a separate family. These registrations shall be accepted.

D. Monthly, the eligibility staff will mail an eligibility letter to all applicants who registered that month and who appear to be eligible.

1) Notation made in computer field of original date of registration, and the input date.

E. Monthly, the eligibility staff will mail an ineligibility letter to all applicants who registered that month and who appear to be ineligible.

1) Notation will be made in computer field of original date of registration, and that ineligibility letter generated.
2) SFHA staff to input into computer specific reason(s) for determination of ineligibility.
3) Letter shall include specific reason(s) for ineligibility and applicant's right to dispute SFHA's determination.

3.2 Waiting List Management

A. The Authority's waiting list is administered according to HUD regulations and any applicable court orders. Applicants are placed on the waiting list by bedroom size, by date and time of application and any applicable preferences.

B. SFHA will update the waiting list periodically, at the authority's discretion, by removing the names of those families who are no longer interested, no longer qualify for housing, or cannot be reached by mail. At the time of registration, SFHA will advise families of their responsibility to notify the SFHA when their circumstances, mailing address or phone numbers change.

C. Opening and closing waiting lists:

1) SFHA, at its discretion, may restrict registration form intake, suspend application intake, and close waiting lists in whole or in part. SFHA may elect to: close a waiting list completely; close a list during certain times of the year; or restrict registration by preference (including income in a mixed income property), type of project, by bedroom size, or type of dwelling unit.
2) Decisions about closing the waiting list will be based on the number of applications available for a particular size or type of unit, the number of applicants who qualify for a preference, and the ability of SFHA to house an applicant in an appropriate unit within a twelve-month period. SFHA will publicly announce any decision to close a waiting list, restrict intake, or re-open a waiting list.
3) During the period when the waiting list is closed, SFHA will not maintain a list of individuals who wish to be notified when the waiting list is reopened.

D. Change in preference status while on the waiting list

1) Applicants are responsible for contacting SFHA when the family experiences a change in the circumstances that qualifies applicants for a housing preference. Upon such notification, SFHA will review the family's preference status and adjust their position on the waiting list accordingly.
2) SFHA will inform applicants in writing of how the change in status has affected the family's place on the waiting list.

E. Applicants must notify SFHA of any change in address.

If applicants fail to respond to any SFHA correspondence, or if any mail sent from SFHA to the applicant is returned undelivered, the applicant will be dropped from the waiting list. Reinstatement to the waiting list will be considered if:

1) the applicant contacts the SFHA in writing within one year of the date of withdrawal from the waitlist and requests to be reinstated; and,

If the head of household on the application has removed himself/herself from the household due to domestic violence, the SFHA will consider this a "good cause" for not responding to correspondence. The head of household must provide documentation (i.e., restraining orders, court orders, a letter from a domestic violence shelter or caseworker) to verify the domestic violence circumstances.

SFHA will consider reasonable accommodation for persons with disabilities, serious medical conditions, or emergencies on a case-by-case basis.

3.3 Household Splits

If a household on the waiting list splits into two otherwise eligible families due to divorce, legal separation, or as the result of domestic violence, and the new households both claim rights to the application status on the waiting list, the SFHA will make a determination as to which household has rights to the application based on the following priorities:

1) Which household member applied as the head of household.

2) Which family unit retains the children or any disabled or elderly family member(s).

3) Restrictions that were in place at the time the household registered for public housing.

4) Role of domestic violence in the split.

5) Recommendations of social service agencies or qualified professionals, such as the children's protective services.

Documentation of these factors is the responsibility of the applicant households. If either, or both, of the households do not provide documentation, they may be denied placement o the waiting list for failure to supply information requested by the SFHA. If the household that does not retain the rights to the application so desires, the head of household of that household may register as a separate household. The new registration will be dated as of the new registration date, not that of the original registration.

In cases where domestic violence plays a role, the standard used for verification will be the same as that required for the "displaced due to domestic violence" preference.

3.4 Joint Custody

Children who are subject to a joint custody agreement, but who live with one parent at least 51% of the time, will be considered members of that household. When both parents are on the waiting list, and both are trying to claim the child, the parent whose address is listed on the school records, or who is receiving monetary aid from DHS, will be allowed to claim the child as a dependent. This child will be factored into the bedroom size calculation.

For the parent who cannot claim the child as a dependent, even if the joint custody agreement awards her or him 49% of the child's time in the household, s/he is not entitled to claim the child as a dependent and the child will not be used to calculate bedroom size.

4.0 FACTORS AFFECTING THE OFFERING PROCESS

Certain factors, such as bedroom size, accessible features, and unit designation, affect the "matching" of a qualified applicant family to a housing unit, and thereby influence offers of housing.

4.1 Bedroom Size and Unit Standards

The San Francisco Housing Authority will house applicants and residents according to their appropriate bedroom size. Households are matched to units according to family size, the minimum and maximum persons allowable per unit, and general occupancy standards with discretion permitted to accommodate family circumstances and family choice.

A. The SFHA has established a minimum and maximum number of persons allowable per unit using the standards highlighted in the table below. In using this table, the living room or dining room will not be used as a bedroom.

Minimum-Number-of-Persons-Per-Unit Standard

Number of Bedrooms	Max Persons/Unit	Min Persons/Unit
0BR	1	1
1BR	2	1
2BR	4	2
3BR	6	3
4BR	8	6
5BR	10	8
6BR	12	10

B. SFHA has two categories of occupancy standards, which will be used when determining the appropriate bedroom size for a household: standards that cannot be modified and standards that may be modified.

1) The following standards cannot be modified, unless it is a case of reasonable accommodation for a person with disabilities or at the discretion of the Executive Director or designee.

a) Two children of the same sex, regardless of age, will be required to occupy the same bedroom;

b) A live-in attendant may be assigned a bedroom;

c) An unborn child shall be considered as a person in determining unit size. A single pregnant woman shall be assigned to a one-bedroom unit;

d) Children who are temporarily away from the home because of placement in foster care, kinship care or away at school will be considered in bedroom size;

e) Housing assistance limitation for single persons: A single person who is not elderly, or a person with a disability, or a displaced person (a person that becomes homeless as the result of a federally declared natural disaster), or the remaining member of a resident's family, will not be provided a housing unit with two or more bedrooms. **[24 CFR 5.403]**

f) A displaced person [as defined in 24 CFR 5.403] may occupy a unit with two or more bedrooms if zero- to one-bedroom units are not available at the time of the displacement designation. However, upon recertification, a displaced person is subject to unit standards and will be housed in a unit according to the appropriate bedroom size;

g) A remaining family member may occupy a unit with two or more bedrooms if the unit in which they reside is larger than a one-bedroom unit. However, upon recertification, the remaining family member is subject to the unit size standards and will be housed in a unit according to the appropriate bedroom size.

2) To expedite an offer of housing, the following standards may be modified at the request of the family:

a) Persons of different generations (parent, child, grandparent) or opposite sex (other than husband and wife) may occupy the same bedroom.

b) Two children of the opposite sex may share a bedroom

c) A single head of household parent may share a bedroom with his/her children.

d) Any requests by the family must be in writing and will be documented in their applicant/housing file.

C. Under these unit standards, applicant households may be eligible for more than one bedroom size. In such instances, the family may be placed on waitlists for both bedroom sizes. For example: A mother with an infant chooses a one-bedroom unit over a two-bedroom unit to be housed quicker. At any time during the Admissions process, an applicant may remove their request to modify occupancy standards to be housed in a smaller unit. This action will not be considered a refusal of housing.

D. For purposes of construction or rehabilitation of units, the unit bedroom size distribution will be based on the bedroom size demand from the waiting list, census tract information regarding the average size of low income families, the current SFHA population (including relocatees), budgetary and spatial limitations.

4.2 Accessible Units

A. Pursuant to eligibility requirements, the SFHA will offer available units in the following order:

1) First, to a current qualified resident with a disability living in the same development that requires the special features of the vacant accessible unit and occupying a unit not having those accessibility features;

2) Second, to a current qualified resident with a disability residing in another development that requires the accessibility features of the vacant accessible unit;

3) Third, to an eligible, qualified applicant with disabilities on the wait list; and

4) Fourth, to a non-disabled eligible resident or applicant.

4.3 Designated Units

A. Listed below are four types of designated units. When such matching is required or permitted by law, SFHA will give preference to the families described below:

1) Units Designated for Elderly Families [7] **[24 CFR 945.201, 945.105, 945.203, and 945.303]** — in accordance with the 1992 Housing Act, elderly families will receive a preference for admission to such units or buildings covered by an approved Allocation Plan.

2) Units Designated for Families with Disabilities [8] **[24 CFR 945.105, 945.201, 945.203, 945.205, and 945.303]** — in accordance with the 1992 Housing Act, disabled families will receive a preference for admission to units that are covered by an approved Allocation Plan;

3) Mixed Population Units [9] **[24 CFR 945.105 and 960.401, 960.403, 960.405, 960.407 and 24 CFR 960.405]** — in accordance with the 1992 Housing Act, elderly families and families with disabilities will receive equal preference for admission to these units. No limit will be established on the number of elderly versus the number of families with disabilities that may occupy a mixed population property;

4) Mixed Income Units – units designated for families whose income is between 40 to 80 percent of the San Francisco metropolitan area median income **[24 CFR 5.410(e) and 24 CFR 5.415(b)(1)]**.

4.4 Income Targeting

The SFHA shall ensure that at least 40% of its new admissions each fiscal year are to families whose incomes at the time of initial occupancy do not exceed 30% of the San

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7 **Elderly Family** means a family whose head, spouse, or sole member is a person who is at least 62 years of age; or two or more persons who are at least 62 years of age living together; or one or more persons who are at least 62 years of age living with one or more live-in aides.

8 **Disabled Family** means a family whose head, spouse, or sole member is a person with disabilities; or two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides.

9 A **mixed population project** is a property (or portion of a property) that was: reserved for elderly and disabled families at its inception and has retained that character; or the SFHA obtained HUD approval to give preference in tenant selection to elderly and disabled families [24 CFR 960.405]. These were formerly known as elderly projects.

Francisco area median income (AMI).

4.5 Deconcentration

The SFHA's local preferences are designed to provide for deconcentration of poverty and income mixing by bringing working families into public housing developments. The SFHA's deconcentration analysis is fully described in the PHA Plan. The SFHA will not skip names on the waiting list to promote deconcentration.

4.6 Local Housing Preferences

Section 514 of the "Quality Housing and Work Responsibility Act of 1998" (QHWRA) permanently repealed the "Federal Preferences" (Involuntary Displacement, Substandard Housing, and Paying More Than 50% Towards Rent). In response to public hearings conducted in the development of this Admissions and Continued Occupancy Policy, the SFHA has adopted the old "Federal Preferences" as "Local" preferences. The criteria for the local preferences shall be reasonably related to attaining, to the maximum extent feasible, a tenant population in each development that is composed of families with a broad range of incomes. The Authority has adopted local preferences that are reasonably calculated to attain this basic objective **[24 CFR; Sec. 960.205 (c)]**. Applicant families who qualify for a local preference shall have preference for admission.

A. Definition of local preferences:

1) First, displaced applicants qualify for involuntary displacement preference if either of the following applies:
   a) Applicant has been involuntarily displaced and is not living in standard permanent replacement housing; or
   b) Applicant will be involuntarily displaced within 90 days from the date of preference status verification by the family or verification by the PHA.
   c) Involuntary displacement may be the result of:
      - Disaster
      - Domestic Violence
      - Government action
      - Owner action (does not include rent increases)
      - Reprisal Prevention
      - Hate crimes
      - Unit inaccessibility
      - Physical violence
2) Second, preference shall be given to veterans and surviving spouses of veterans. A veteran is someone who is recognized by a local, state or federal government agency as a veteran, and he or she receives or qualifies for veterans' benefits.

3) Third, preference shall be given to homeless families current living in Department of Human Services shelter.

B. Prohibition of preference if applicant was evicted for drug-related and/or criminal activity.

The San Francisco Housing Authority will not give any preference to an applicant if any member of the family is a person who was evicted during the three years prior to applying because of drug-related criminal activity from any assisted housing program. The Authority may consider granting a preference in any of the following cases:

1) If the SFHA determines that the evicted person has successfully completed a rehabilitation program approved by the SFHA; or
2) If the SFHA determines that the evicted person clearly did not participate in or knew about the drug related criminal activity; or
3) If the SFHA determines that the evicted person no longer participates in any drug-related criminal activity.

4.7 Order of Selection

The SFHA will rank and admit applicants from the wait list in accordance with the following priority categories:

Level of priority	Category One	Category Two	Category Three
1	Displaced	Veteran	Homeless
2	Displaced	Veteran	Non-Homeless
3	Displaced	No-Veteran	Homeless
4	Displaced	No-Veteran	Non-Homeless
5	Non-Displaced	Veteran	Homeless
6	Non-Displaced	Veteran	Non-Homeless
7	Non-Displaced	Non-Veteran	Homeless
8	Non-Displaced	Non-Veteran	Non-Homeless

4.8 Wait List Management

A. Applicants may claim qualification of a Local Preference when they register for admission, or thereafter, until they are offered a unit. Prior to executing a lease, the applicant must provide the SFHA with verification that according to the applicant's current status, he/she still qualifies for the preference.

B. Should the SFHA exhaust the pool of applications with local preferences, applications from those applicants who do not have local preference will be considered for admission.

C. No applicant shall be denied a local preference for which the family otherwise qualifies, on the basis that the applicant already resides in assisted housing.

D. The preference system described above will work in combination with requirements to match the characteristics of the family to the type of unit available.

E. At the time of ***full*** application, local preferences will be verified. Verification of local preferences will include checking vacant records to make sure that there exists no prohibition on the granting of the preference as stipulated in paragraph 3 above.

F. At the time of registration, each applicant must certify that he/she qualifies for a local preference. The SFHA will advise the family to notify the SFHA of any change that may affect their ability to qualify for the preference.

G. Applicants that are otherwise eligible and are certified as qualifying for a local preference will be placed on the waiting list in the local preference applicant pool.

H. Families that do not qualify for a local preference at the time of application will be notified in writing and advised of their right to an informal meeting to discuss the determination. The applicant will be further advised that he/she may exercise other rights if the applicant feels that illegal discrimination, based on race, color, religion, national origin, age, disability, or familial status contributed to the SFHA's decision to deny a preference. If otherwise eligible, the family's application will then be placed on the waiting list in the appropriate non-preference category based on the date and time of application.

I. Applicants that certify/verify to a local preference at the time of initial application must be able to verify their preference status prior to the offer of a unit if the verification of preference is over 90 days old.. Applicants that cannot subsequently verify their preference will lose their preference qualification and will be reconfigured in the non-preference category based on the date and time of application.

J. The Eligibility Department will conduct an periodic review of all lists, asking applicants to renew their interest in public housing.

San Francisco Housing Authority

Section 8 Housing Department

Administrative Plan for the Section 8 Voucher Program

July 9, 2009

3.0 ELIGIBILITY FOR ADMISSION

3.1 INTRODUCTION

There are six eligibility requirements for admission to Section 8 -- qualifies as a family, has an income within the income limits, meets citizenship/eligible immigrant criteria, provides documentation of Social Security Numbers, meet SFHA requirements surrounding the prohibition of drug related and/or violent criminal activity, and signs consent authorization documents. In addition to the eligibility criteria, families must also meet the SFHA screening criteria in order to be admitted to the Section 8 Program.

3.2 ELIGIBILITY CRITERIA

A. Family status.

1. A family with or without children. Such a family is defined as a group of people related by blood, marriage, domestic partner or adoption that has demonstrated a stable family relationship.

    a. Children temporarily absent from the home due to placement in foster care and college students are considered family members.

    b. Unborn children and children in the process of being adopted are considered family members for purposes of determining bedroom size, but are not considered family members for determining income limit.

2. An elderly family, which is:

    a. A family whose head, spouse, or sole member is a person who is at least 62 years of age;

    b. Two or more persons who are at least 62 years of age living together; or

    c. One or more persons who are at least 62 years of age living with one or more live-in aides

3. A near-elderly family, which is:

   a. A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62;

   b. Two or more persons who are at least 50 years of age but below the age of 62 living together; or

   c. One or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.

4. A disabled family, which is:

   a. A family whose head, spouse, or sole member is a person with disabilities;

   b. Two or more persons with disabilities living together; or

   c. One or more persons with disabilities living with one or more live-in aides.

5. A displaced family is a family in which each member, or whose sole member, has been displaced by governmental action, or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.

6. A remaining member of a tenant family.

7. A single person who is not an elderly or displaced person, or a person with disabilities, or the remaining member of a tenant family.

B. Income eligibility

1. To be eligible to receive assistance a family shall, at the time the family initially receives assistance under the Section 8 program, be a low-income family that is:

   a. A very low-income family;

   b. A low-income family continuously assisted under the 1937 Housing Act;

   c. A low-income family that meets additional eligibility criteria specified by the Housing Authority;

SFHA, in writing, of their desire to move. The SFHA will issue a new voucher and other supporting documents. If the family does not locate a new unit or decides not to move, they must obtain the permission of the owner to remain in their current unit and notify the SFHA. If a new unit is located and a new lease and HAP contract executed, the annual recertification date will be changed to coincide with the new lease date.

8. Adding members to a participating family

Family members will be added to the assisted household as follows:

1. Birth, adoption or court-ordered custody

The family must notify the SFHA, in writing, of the birth, adoption or court-ordered custody of all minor children to the assisted household. This written notice must be submitted within 14 days of the event and include appropriate documentation.

Documentation may include birth certificates, hospital records, adoption papers or court documents. It is the responsibility of the participant family to notify the owner of the changes. The SFHA shall send the owner a Request to Approve the additional household member prior to approving the addition of any household member.

9. Adding Family Members or Making Changes to the Head of Household for Applicants

Applicants cannot modify applications while waiting on the wait list to ensure that inappropriate acts are not perpetrated to add families to the wait list in violation of Fair Housing regulations.

a. Changes to the name and social security number of the head of household cannot be made until the family's final eligibility determination.
b. While a family may report a change in the household size and their electronic application amended to reflect the correct family Bedroom Size to ensure proper tracking of the family's anticipated housing needs, family members cannot be added to an application until final eligibility determination.

Other additions

The family must request, in writing, and receive permission from the SFHA to add any other persons to the assisted household prior to the

occupancy of those persons. The SFHA shall check the added family member's criminal background if they are an adult. In determining whether to approve the addition of the persons, the SFHA will consider:

1. The willingness of the current owner to accept the additional person(s);
2. Whether the person(s) meets the definition of family in this Admin Plan;
3. Whether the SFHA has appropriate grounds to deny assistance under 24 CFR 982.552 (b) to the person(s)(see Part A, Sec II under *Procedures for removing names from the waiting list*;
4. If a larger bedroom size unit is needed as a result of the addition, if funding is available to support the cost of the larger unit;
5. The relative need for housing of the person(s) proposed for addition;
6. Whether the person owes the SFHA money from a prior tenancy.
7. Whether the person has legal immigration status.
8. For minor children (other than children related by birth or adoption to the head-of-household or spouse), information that those children cannot be adequately housed elsewhere and placement of the children in the household has been acknowledged by a social welfare agency.

The SFHA may deny the request if a primary reason for the addition is to preserve the current bedroom size or to allow a family or individual to circumvent the requirements of the current waiting list or application process. If an owner refuses to permit the addition of anyone to the lease, the family may not permit the new member to be added to the household unless the tenant moves to a new unit.

Visitors

Any adult not included on the lease agreement who has been in the unit more than fifteen (15) consecutive days with HA approval will be considered to be living in the unit as an unauthorized household member.

Absence of evidence of any other address will be considered verification that the visitor is a family member.

Statements from neighbors and/or landlord will be considered in the making the determination.

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is a visitor rests on the family. In the absence of such proof, the individual will be considered an unauthorized member of the family and the HA will terminate assistance since prior approval was not requested for the addition.

C. Citizenship/Eligible Immigrant status

On June 19, 1995, HUD implemented Section 214 of the Housing and Community Development Act of 1980. This regulation required that Housing Authorities only provide housing assistance to citizens or eligible non-citizens. Ineligible non-citizens were to be denied admission to housing assistance programs or faced possible termination from housing assistance participation within three years.

On February 27, 1997, pursuant to its rights under the law, the SFHA opted out of the requirements of Section 214 of the Housing and Community Development Act of 1980 and no longer required families to certify their immigration status as a prerequisite to receiving housing assistance or continuing to receive housing assistance.

On October 21, 1998, Congress passed the Quality Housing and Work Responsibility Act (QHWRA) of 1998. This Act rescinded the SFHA's right to opt out of the certification requirements of Section 214. All Housing Authorities must now implement the requirements of Section 214 and verify the immigration status of all applicants and participants of subsidized housing programs.

Below are the proposed procedures of implementation to be used within the Leased Housing Division of the San Francisco Housing Authority (SFHA) to comply with the QHWRA of 1998.

The SFHA will administer the restrictions on the use of assisted housing by non-citizens with ineligible immigration status imposed by this rule in conformity with the Federal nondiscrimination requirements of, including, but not limited to the following:

- Title VI of the Civil Rights ACT of 1964(42 U.S.C. 2000d-2000d5) and the implementing regulations in 24 CFR Part 1;
- Section 504 of the Rehabilitation Act of 1973(29 U.S.C. 794) and the implementing regulations in 24 CFR Part 8;
- The Fair Housing Act(42 U.S.C. 3601-3619) and the implementing regulations in 24CFR Part 100; and
- Any other civil rights statutes cited in the applicable program regulations.

TENANT NOTIFICATION:

Each Section 8 assisted family and applicant will be sent a written notification of the non-citizen regulation. This process will occur through a mass mailing to all current Section 8 participants and applicants on the Section 8 waiting list. The notice will provide information about Section 214 of the Housing and Community Development Act of 1980, a statement of the types of required proof of verifications for those claiming eligible immigration status, a statement informing the family of the possible types of assistance they may be eligible for, the methods of verification to be used to verify a tenant's claim of eligible immigration status and a statement of possible extension to provide evidence needed to verify eligible immigration status. The notice will be available in various languages including Chinese, Spanish, Vietnamese, Russian and Cantonese.

Each client will also be provided with a copy of the notification at the point of notification for his or her annual re-certification along with the required documents to have during their office interview. This process will commence effective the Monday following passage of the resolution by the Board. During the interview process each family member will be required to sign a Declaration of Citizenship Status statement. The head of household will be required to sign on behalf of all minor children. Any household consisting of non-citizens must sign the Verification Consent Form in order to authorize the HA to verify the family members' immigration status through the SAVE system. Each family member will be required to submit a declaration only once. Declarations will be required for all additional family members before they are added to the Section 8 assisted household.

All participants that have had their INS status verified and a record exists in their files will not be required to re-verify their status unless they are reporting a change in immigration status.

APPLICANT VERIFICATION:

Individuals or families applying for Section 8 housing assistance must provide proof of citizenship or eligible immigration status at the time of the final eligibility determination. If at that time, it is determined that the individual, family or family members do not have eligible immigration status, the provisions of the HUD rule as set forth shall be applied.

DECLARATION CATEGORIES:

Each client shall fall into one of three categories: 1) Citizen, 2) Non-Citizen with eligible immigration status, 3) Ineligible non-citizens. Only family members claiming non-citizenship with eligible immigration status will be verified, except person 62 years or older as of September 30, 1996. Persons 62 years of age on or after September 30, 1996 will be required to provide proof of their age. Persons claiming ineligible status will not

be verified. Persons determined ineligible after verifications have been made or individuals not contesting ineligible citizenship status will be placed on an ineligible list.

DOCUMENTS OF ELIGIBLE IMMIGRATION STATUS:

A) General – The HA shall request and review original documents of eligible immigration status. The HA shall retain photocopies of the documents for its own records and return the original documents to the family.

B) Acceptable Evidence Of Eligible Immigration Status – The original of one of the following documents is acceptable evidence of eligible immigration status, subject to verification in accordance 24 CFR Section 5.512. (Note: Sample forms of acceptable evidence of eligible immigration status are illustrated in Appendix A of the INS SAVE Program Instructions Manual for HUD. SAVE is an acronym for Systematic Alien Verification for Entitlements.

1) Form I-151-Alien Registration Receipt Card (issued to lawful permanent residents prior to 1979). Form I-151 will no longer be valid after March 20, 1996. Detailed information on how and where to apply for a new green card may be obtained by telephoning the INS toll-free number: 1-800-755-0777.

2) Form I-551, Alien Registration Receipt Card (for permanent resident aliens);

3) Form 1-94, Arrival-Departure Record, with one of the following annotations:

(a) "Admitted as Refugee Pursuant to Section 207";

(b) "Section 208" or "Asylum";

(c) "Section 243(h)" or "Deportation stayed by Attorney General";

(d) "Paroled Pursuant to Section 212(d)(5) of the INA";

(4) If Form 1-94, Arrival-Departure Record, is not annotated, then accompanied by one of the following documents:

(a) A final court decision granting asylum (but only if no appeal is taken);

(b) A letter from an INS asylum officer granting asylum (if application filed before October 1, 1990);

(c) A court decision granting withholding of deportation; or

(d) A letter from an asylum officer granting withholding of deportation (if application filed on or after October 1, 1990)

5) Form I-688, Temporary Resident Card, which must be annotated

"Section245A" or "Section 210";

6) Form I-688B, Employment Authorization Card which must be annotated "Provision of Law 274a12(11)" or "Provision of Law 274a.12";

7) A receipt by the INS indicating that an application for issuance of a replacement document in one of the above-listed categories has been made and the applicant's entitlement to the document has been verified; or

C) Other acceptable evidence. If other documents are determined by the INS to constitute acceptable evidence of eligible immigration status, they will be announced by notice published in the Federal Register.

VERIFICATION PROCEDURES:

For applicants and Section 8 participants, family members claiming non-citizen with eligible immigration status will be verified through the use of the Immigration and Naturalization Service – System for Alien Verification for Entitlement (SAVE) Internet Verification System. The SAVE system will be the primary method of verification. However, when the SAVE system does not confirm eligible status, or cannot find record to provide status, or verify immigration status, a manual verification system will be employed. Verification via the SAVE system shall not occur unless the family has signed a Verification Consent Form.

The manual verification will and must be requested within ten (10) days of receiving the primary verifications. The manual verifications will include: A signed Declaration of Section 214, Verification Consent form, front and back copies of the documents submitted by the family to support their claim and the INS phone verification number provided by the INS SAVE system. These forms will be sent to the CA-INS File Control Office/Appraisers Building/630 Sansome Street, Room 300-Attention: Immigration Status Verifier-San Francisco, CA 94102.

For each family member who is a United States citizen, the evidence consists of a signed declaration of U.S. citizenship.

For each family member electing not to confirm that he/she has eligible immigration status, the member(s) must be listed separately. A signature from the individual(s) is optional. However, the head of house or spouse with eligible immigration status must sign and date the list. No further verification is needed. The family electing not to declare citizenship status is ineligible for housing assistance.

EXTENSIONS:

Extensions will be granted upon the family's written request if the head of household certifies to the following: The family member for whom they are requesting an extension is a citizen or a non-citizen with eligible immigration status; and the evidence needed is

temporarily unavailable and the additional time is needed to obtain the information; and they will make prompt and diligent efforts to obtain the evidence needed to verify the eligible immigration status. Extension will be granted for a period of fifteen (15) days with a maximum of thirty. However, the additional fifteen (15) days will be granted only at the request of the family.

The Leased Housing Department will supply the extension request notice to the tenant. Included in the notice will be the required certifications needed as grounds to allow an extension and a statement of understanding that if the family is granted an extension and fails to submit the needed evidence a decision will be made based on the information in the file and the family's assistance may be reduced or terminated. A family may submit a written request for an extension that will be acceptable to the Housing Authority's Leased Housing Division.

If a family is granted an extension and fails to supply the needed evidence within the specified time stated, the Housing Authority will make a decision based on the information already submitted, or not submitted by the family. The family will receive a written notification of the decision that was made. Included with the notice will be a right to appeal statement informing the family of the right to request a hearing and a hearing request form.

FAMILY TYPE DETERMINATION:

Family type will be determined for all Section 8 clients. The family types are: Members claiming citizenship, non-citizen with eligible immigration status, non-citizen status.

Families eligible for continued full assistance are:

1) A family containing all citizens.
2) A family with mixed members that include citizens and non-citizens with eligible immigration status; and either the head or spouse has eligible immigration status; and does not include ineligible family members other than the children or parents of the head or spouse; and was receiving assistance prior to June 19, 1995. A mixed family receiving assistance after June 19, 1995 shall be eligible for prorated assistance.

A family eligible for prorated assistance is:

1) A family that includes eligible and ineligible family members .

Families eligible for deferred termination are:

1) A family that includes no eligible family members.

2) A family not eligible for continued assistance that includes eligible and ineligible family members and elects not to accept prorated assistance.

PRORATED ASSISTANCE:

A family receiving prorated assistance will receive assistance only for those family members that are eligible family members. The Housing Assistance Payment will be calculated by dividing the HAP payment by the total number of family members and then multiplied by the total number of eligible family members.

$$\frac{\text{Total HAP Payment}}{\text{Total family members}} \quad X \quad \text{Eligible Family Members}$$

DEFERRED TERMINATIONS:

A family receiving deferred termination will receive the full assistance amount for an amount of time to be determined by the HA, but not more than six (6) months at a time for a maximum of eighteen (18) months. However, at the end of the deferral period the family's assistance will be completely terminated.

A family under a deferred termination will be called into the office at least every six months to review their eligibility for additional deferral periods. This will be tracked through the use of the Division's CCS computer system by installing a bi-yearly anniversary date into the system. Families opting for deferred termination must verify that they have been actively searching for alternate housing and conditions set forth in 24 CFR Section 5.518 (b)(5)(i)(B) are met to qualify for additional six- month deferral periods. However, at no time can the total cumulative allowable deferral time exceed eighteen (18) months.

SWITCHING SUBSIDY TYPES

Prior to expiration of the final deferral period, families may request to be switched to prorated assistance if it can be shown by the PHA that there is an inadequate supply of affordable housing for the area which is generally defined as having a vacancy rate of five percent (5%) or less.

NOTIFICATION PERIOD

A family must be notified in writing sixty (60) days prior to the expiration of a deferral period and that the deferral period will be extended again for an additional period of six months provided that an additional deferral period does not exceed the maximum deferral period of eighteen (18) months.

In addition, a family must be notified in writing sixty (60) days prior to expiration of the deferral period if it is determined that no further deferral periods are permitted because the family has utilized all eighteen (18) months of time.

Staff will keep a tickler file of all families who choose deferred termination to monitor and track the number of deferral periods granted and the point at which notification must be sent to each family.

STAFF VERIFICATIONS:

Any family member who declares him or herself to be an eligible non-citizen must have their immigration status verified by the SFHA staff utilizing the INS Internet-Based SAVE system. All staff persons within the Leased Housing Division will be trained to use the INS SAVE system. However, in the case of secondary manual verifications three staff persons will be trained in these procedures with one staff person responsible for the submission and follow-up on these verification. Any staff member needing a secondary verification will submit copies of the signed Declaration of Section 214 Status, Verification Consent Form, the primary request verification and copies of the documents the family submitted as evidence to the designated person.

Each staff person submitting information will be required to keep a log of the name of the families for whom they have submitted requests. The assigned staff person will provide, once a month, to the staff a list of their clients for whom the verification process has been completed. The assigned staff person will be responsible to follow-up with the INS for families for which no response is returned by the INS.

Once secondary verification is obtained, staff will notify the family of the results only if secondary verification could not be provided or could not verify eligible immigration status.

APPEALS AND HEARING:

A family must file an appeal within thirty (30) days with the INS after secondary verification fails to confirm eligible immigration status. Any decision to reduce or terminate the family's assistance will be temporarily suspended pending the outcome of the INS hearing. However, the family must inform the HA of its intent to file an appeal with the INS by supplying the HA with a copy of the appeal notice and proof of service to the agency. (A copy of INS Verification Request G845S and a cover letter will serve as proof.)

If the INS appeal hearing does not verify eligible immigration status the HA will determine the family type and send written notification of its decision to the family. The family may request a hearing with the HA within thirty (30) days of the date the HA mails or delivers the notice of pro-ration or termination, or within thirty days of the INS appeal decision, as established by the postmark. The family may also choose to file a

request for an informal hearing in lieu of the INS appeal within thirty (30) days of the INS notification of failure to confirm eligible immigration status.

DELAY, DENIAL, OR TERMINATION OF ASSISTANCE:

The SFHA shall not delay or deny assistance to an applicant nor delay, deny or terminate assistance to a tenant on the basis of immigration status of a family member if:

1. The primary and secondary verification of any immigration documents that were timely submitted have not been completed;
2. The family member for whom required document evidence has not been submitted has moved from the tenant's dwelling;
3. The family member who is determined not be an eligible immigrant following INS verification has moved from the tenant's dwelling;
4. The INS appeals process has not been concluded;
5. For a resident, the SFHA informal hearing process has not been concluded;
6. Assistance is pro-rated;
7. Assistance to a mixed-family is continued; or
8. Assistance to an applicant may be delayed after the conclusion of the INS appeal process, but not denied until the conclusion of the SFHA informal hearing process, if an informal hearing is requested by the applicant.

Assistance to an applicant shall be denied and a tenant's assistance shall be terminated in accordance with the procedures for any of the following events:

1. Evidence of citizenship (i.e. the Declaration) and eligible immigration status is not submitted by the date specified or by the date of any extension granted; or
2. Evidence of citizenship and eligible immigration status is submitted timely, but INS primary and secondary verification does not verify eligible immigration status of a family member; and
   a) The family does not pursue INS appeal or SFHA hearing rights; or
   b) INS appeal and the SFHA hearing rights are pursued, but the final appeal or hearing decisions is decided against the family member; and
   c) The assisted family is incligible for prorated assistance.

FRAUD

PROCEDURES WHEN FRAUD IS SUSPECTED WITH RESPECT TO A DECLARATION OF CITIZENSHIP

The non-citizen rule added an *eligibility* requirement for applicants/residents/program participants to obtain or continue housing assistance. Applicants are required to sign a declaration of citizenship or immigration status at the time of the interview. Residents or

program participants are required to submit the declaration at the time of the first annual re-certification after the June 19, 1995 effective date.

The regulations specify that the evidence of citizenship is a signed declaration- No further verification is required,

The 1988 proposed rule included a "reason to Suspect" provision which authorized housing authorities to begin termination Procedures whenever it obtained evidence of conflicting or inconsistent information regarding an individual who had claimed U.S. citizenship. This *provision was deleted from the final rule.*

If the Housing Authority receives concrete information that provides a substantial basis to believe the applicant/resident/program participant may have deliberately misrepresented his or her eligibility status and is receiving financial assistance for which the family may not be eligible, the Housing Authority shall take the steps set forth below.

IT IS IMPERATIVE THAT THE INFORMATION IS CONCRETE RATHER THAN JUST A STAFF PERSON'S SUSPICION.

1. When the Authority obtains concrete evidence of conflicting information, the Authority will:
   - Obtain additional information from other persons or agencies
   - Take other actions to verify either the applicant/resident/program participant's information or the conflicting information

2. If the Authority's efforts conclude that the applicant/resident/program participant supplied incorrect information, then staff must:
   - Document the findings
   - Notify the applicant/resident/program participant in writing of the error, identifying what information is believed to be incorrect
   - Provide the applicant/resident/program participant with an opportunity to meet with SFHA staff within 10 calendar days to discuss the allegation(s)
   - Inform the applicant/resident/program participant that failure to do so may result in the termination of the resident/program participant's assistance or denial of the application
   - Arrange the meeting with a SFHA representative who has not been involved in any manner with the review of the allegedly false information.

3. If the applicant/resident/program participant responds and convinces the Authority that the submissions were correct, then:
   - Staff shall document the record accordingly and close the investigation.
   - Rental assistance payments continue to be made at the set amount.
   - There is no adjustment to the applicant/resident/program participant's rent.

END OF INVESTIGATION

1. If the Authority determines that there is adequate basis for further investigation, then the Authority should require the applicant/resident/program participant to submit whatever documentation is necessary to resolve the issue.

2. If the applicant/resident/program participant chooses to provide a new declaration as an eligible non-citizen, then:
   - Staff shall have the applicant/resident/program participant complete a verification consent form and submit required evidence.
   - Staff shall conduct a primary verification and, if necessary, forward that information to the INS for secondary verification.

3. If the applicant/resident/program participant is still found ineligible at the end of the Verification process or chooses not to contend eligible status, then the Authority shall take the appropriate action to:
   - Adjust the rent
   - Terminate the assistance
   - Deny the application

Families who knowingly permit an ineligible individual to reside on a permanent basis in the family's unit shall have their financial assistance suspended for a minimum period of twenty-four (24) months.

4.0 ADMINISTRATION OF WAITING LIST

4.1 OPENING THE WAITING LIST

Applications for the Section 8 Program may only be made when the Section 8 waiting list is open for applications

The SFHA will accept applications for placement on the waiting list at which time the applicant will self-declare their eligibility based on the eligibility requirements noted in the published announcement of the opening of the waiting list. Just prior to issuing a voucher, applicants will be required to complete an application for final eligibility determination whereby the SFHA staff will verify all income, assets and the preferences declared by the applicant during the pre-application stage.

Pre-applications will only be accepted during the advertised periods of enrollment. These enrollment periods are determined based upon the need for the SFHA to augment its waiting list so that the SFHA will have a sufficient number of applicants to maintain an adequate level of occupancy. Generally, enrollment will be accepted when the remaining applicants on the current waiting list are expected to be contacted for assistance within the next twelve months.

The Section 8 waiting list will remain closed except for periods of targeted outreach to meet regulatory requirements under the Project-Based Voucher Program.

DHAP-Katrina families previously and currently assisted with Section 8 funding and due to expire will be issued Housing Choice Voucher and absorbed into the San Francisco Housing Authority Section 8 Program.

4.2 APPLICATION PROCESS

The SFHA will take pre-applications pursuant to a public advertisement. Pre-application intake will be announced to the public at least 15 days prior to the start of the pre-application process. Advertisements will be placed in the following:

- San Francisco Chronicle

- Minority-owned and foreign language newspapers
- Posting in the lobby of the SFHA office at 440 Turk Street and the Leased Housing Division office.
- Posting in offices of the Public Housing developments of the SFHA
- Radio and television stations in order to inform the visually impaired
- Notices circulated for posting at social service agencies, community centers and Bay Area Public Housing Agencies.

The advertisement will inform interested parties of the pre-application system to be used by the SFHA; the dates, times and locations pre-applications can be obtained; the deadline date, method and location for submitting the pre-applications and basic eligibility requirements. In addition, the advertisement will indicate that only applications received by the deadline shall be considered for the waiting list.

4.3 RANKING METHOD

Pre-applications will be selected from the total applicant pool and assigned a date and time by random lottery and assigned a unique date and time of application and ranked on the waiting list by preference category. The pre-application will ask applicants to designate which priority category they believe they will qualify for. Pre-applications will be sorted within each preference category by the randomly generated unique date and time assigned to each family and a list generated in rank order.

Each applicant will be provided with a description of all SFHA preferences and will be required to self-certify, at the time of pre-application, whether the household qualifies for a preference. Selection from the waiting list will be based on pre-applicant self-certification. At the time of final eligibility determination, SFHA applicants will be required to certify to all information they provide to SFHA and to sign verification forms permitting the release of information from verifying agencies, including the Authorization to Release Information/Privacy Act Notice form which is a general release form. Documentation of all verifications will be placed in the applicant/participant file.

Family income and assets and all factors related to eligibility must be verified, including preferences and immigration eligibility. Verifications must be completed before an applicant will be issued a voucher except as authorized by Section 214 of the Housing and Community Development Act of 1980 regarding INS certification. SFHA will use third party verification whenever possible. This will include mailing forms directly to the third party and having them mailed back to SFHA. If third party written verification is not possible, SFHA will review documents brought in by applicants/current participants or obtain oral verification with the third party by phone, documenting name, department,

position, date of verification and other pertinent information. If there are no documents, SFHA may use a notarized applicant certification for verification.

If the priority category changes for any reason, the applicant will be placed in the appropriate preference category sorted by application date and time.

4.4 CLOSING OF THE WAITING LIST

The advertisement opening the waiting list will also specify when the period for submitting pre-applications will end. As such, there will not be a need to separately advertise the closing of the list. A notice will be posted in the lobby of the main office of the SFHA (440 Turk Street) and the Leased Housing Division office advising interested parties that the SFHA is not accepting pre-applications for the Section 8 voucher program.

5.0 SELECTION FROM THE WAITING LIST

5.1 WAITING LIST ADMISSIONS AND SPECIAL ADMISSIONS

The Housing Authority may admit an applicant for participation in the program either as a special admission or as a waiting list admission.

In cases where two "regular" wait lists overlap, applicants on the existing wait list receive priority over applicants on a new wait list. All applicants will be called in for eligibility determination prior to selecting any families from the new wait list.

If HUD awards funding that is targeted for families with specific characteristics or families living in specific units, the SFHA will use the assistance for those families. Families on the Section 8 wait list eligible for the Special Purpose funding will have priority over all other applicants or referrals from partnering agencies.

Specifically, any Special Purpose funding received for the Family Unification Program or Non-Elderly Persons With Disabilities Related to Certain Types of Section 8 Project-Based Developments will be exclusively used to serve eligible families for such target funding. Priority will first be given to households on the Section 8 wait list and second be given to referrals by partnering agencies as defined in the Memorandum of Understanding executed by the partnering Agency. For Non-Elderly Persons With Disabilities Related to Certain Types of Section 8 Project-Based Developments, they must be referred by the Project-Based Housing Owner and documented in the NOFA application as potentially eligble.

The SFHA reserves the right to open the Section 8 Wait List in order to permit interested applicants to apply to the Section 8 Program for Project-based activity.

5.2 PREFERENCES

Witness Relocation Preference

Notwithstanding all preferences indicated below, participants in the Witness Relocation and Protection (WRAP) Program will have an absolute Preference on the wait list and be considered for a Housing Choice Voucher ahead of all other applicants on the wait list.

The San Francisco Housing Authority in cooperation with the San Francisco District Attorney's Office (DA) and the San Francisco Police Department (SFPD) has established an absolute preference on its Section 8 Wait List to assist witnesses of violent crimes who are being assisted by the Witness Relocation and Assistance Program (WRAP) in exchange for testimony leading to the conviction of the violent criminal(s) arrested in connection with the witnessed crime.

The absolute Preference will enable a family on the Section 8 Wait List who participates in WRAP to rise to the top of the wait lsit and be eligible for immediate assistance. Strict guidelines must be met to ensure continued assistance for WRAP participants. In order for WRAP families to be eligible for assistance, the following conditions must be met:

1. The witness MUST testify in all trials held for the alleged crime. Eligibility for the WRAP must be initiated by the District Attorney's Office who must present credible evidence, of the danger or of retaliatory violence to the family, to the SFHA;
2. All family members MUST NOT violate any conditions or responsibilities of the WRAP;
3. All household members MUST agree to move out of the City and County of San Francisco;
4. The Relocating family must be in good standing with the SFHA and not owe any balance for rent or unpaid tenant damages;
5. All family members MUST NOT return to the City and County of San Francisco while assisted under the Voucher Program as a participant of the WRAP unless required by the D.A.'s Office or the SFPD;
6. The family MUST cooperate with all requirements of the Section 8 Program and the "receiving" housing authority's policies and procedures;
7. If the family reveals the location of its new unit or their status in the California WRAP, the Voucher, at the discretion of the initial or the receiving Public Housing Agency may be forfeited. Circumstances will be reviewed on a case by case basis.

If the household is absorbed by the receiving PHA, the voucher will be released for use by another family on the Section 8 wait list. The SFHA will administer any Voucher that is not absorbed by the receiving PHA to the extent funding permits.

In accordance with the Quality Housing and Work Responsibility Act of 1998, SFHA will administer its Section 8 programs so that the following Income Targeting objectives are achieved for the period from April 1, 1999 through September 30, 2000, and for each fiscal year thereafter:

- Not less than 75% of new admissions to the tenant-based Section 8 assistance program must have incomes at or below 30% of the area median family income.
- The remainder of new admissions to the tenant-based Section 8 assistance program will have incomes at or below 80% of the area median family income, in accordance with HUD guidelines which generally limit admissions to families with incomes at or below 50% of the area median.
- Not less than 40% of new admissions to project-based Section 8 assistance programs must have incomes at or below 30 % of the area median income.
- The remainder of new admissions to project-based Section 8 assistance programs must have incomes at or below 80% of the area median.]

Not withstanding the above, if necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income, the SFHA retains the right to skip higher income families on the waiting to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Housing Authority will monitor incomes of newly admitted families and the income of the families on the waiting list.
If there are not enough extremely low-income families on the waiting list we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

The SFHA has adopted the Federal Preferences as Local Preferences in administering its assisted housing programs.
The SFHA employs the following system of local preferences in administering its wait list. The local preferences consist of (a) involuntarily displaced, (b) substandard housing and (c) paying more than 50% of income for housing. The SFHA will weigh each local preference equally. That is, an applicant that meets the federal definition of any or all of the local preferences will receive an equal priority. The Local Preferences are defined as follows:

1. INVOLUNTARY DISPLACEMENT:

An applicant is or will be involuntarily displaced if the applicant has vacated or will have to vacate his or her housing unit as a result of one or more of the following actions:

Natural Disaster: a disaster such as a fire, flood or earthquake that resulted in the un-inhabitability of the applicant's unit.

Domestic Violence: an applicant who has vacated due to actual or threatened physical violence directed against the applicant or one or more members of the applicant's family by a spouse or other household member, who lives in housing with an individual who engages in such violence.

Government Action: an action of a government agency related to code enforcement or public improvement or development.

Landlord Action: an action by a housing owner that results in an applicant's having to vacate his or her unit, where the reason for the owner's action was beyond the applicant's ability to control or prevent, and despite the applicant having met all previously imposed conditions of occupancy, and the action is other than a rent increase.

2. SUBSTANDARD HOUSING:

Homeless: An applicant who is a "homeless family" shall be considered to be living in substandard housing if the individual or family:

Lacks a fixed regular, and adequate nighttime residence; and

Has a primary residence that is:

A supervised publicly or privately operated shelter designed to provide temporary living accommodations, (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or

An institution that provides a temporary residence for individuals intended to be institutionalized; or

A public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.

A "homeless family" does not include any individual imprisoned or otherwise detained pursuant to state or federal law.

Non-Homeless: A non-homeless family is living in substandard housing if their present unit meets any of the following criteria: it is "dilapidated;" it does not have operable indoor plumbing; it does not have a usable flush toilet and a usable bathtub or shower inside the unit for the exclusive use of the family; it does not have electricity, or has inadequate or unsafe electrical service; it does not have a safe or adequate source of heat; it should, but does not have a kitchen, or it has been declared unfit for habitation by a government agency. A housing unit is "dilapidated" if it does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family or it has one or more critical defects or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may have resulted from the original construction, or from continued neglect or lack of repair, or from serious damage to the structure. For purposes of this section, Single Room Occupancy (SRO) units are not automatically considered substandard due to the lack of a kitchen and/or bathroom. SROs do not generally have these features and are thus considered standard housing unless in dilapidated physical condition.

3. PAYING MORE THAN 50% OF INCOME FOR HOUSING:

An applicant shall qualify for this federal preference if the family is paying more than 50 percent of the total family income for rent. However, an applicant may not qualify for a preference under this section if the applicant is paying more than 50 percent of family income to rent a unit because his or her housing assistance under the public housing, Section 8 program, or any program under the Housing and Urban Development Act of 1965 with respect to that unit has been terminated as a result of the applicant's refusal to comply with applicable program policies and procedures with respect to the occupancy of under-occupied and overcrowded units.

The SFHA has adopted the following as secondary local preferences:

1. Residency status: A family is considered a "resident" of the City and County of San Francisco, if (a) they live in San Francisco or (b) the head of household or spouse is employed or has been notified that he/she has been hired to work in San Francisco. The Family must submit documentation that provides a current address of residency or employment and sign a waiver to permit the SFHA to verify the address.

2. Veterans status: A member of the United States Armed Forces honorable discharged from service or currently listed and is the head of house hold or spouse of the applicant family. Verification will be provided by the Veterans Administration.

3. Welfare to Work: A participant who is in good standing in the Welfare to Work Program associated with CALWORKS and the Department of Human Services, or similar Government Agency, for the purposes of self sufficiency from Public Assistance.

Notwithstanding the wait list preferences listed above, for in-place tenants on the date of project selection of Project-Based Voucher units, they will be added to the Section 8 Wait List and be given an absolute preference to be assigned a PBV unit in their assisted property.

5.3 ORDER OF SELECTION

The SFHA will rank and admit applicants from the waiting list in accordance with the following priority categories:

Level of Priority	Category One	Category Two	Category Three	Category Four	Wait List Points
Highest	**Witness Relocation**				**16**
1	Local	Resident	Veteran	Welfare to	15

	Preference			Work	
2	Local Preference	Resident	Veteran	Non-Welfare to Work	14
3	Local Preference	Resident	Non-Veteran	Welfare to Work	13
4	Local Preference	Resident	Non-Veteran	Non-Welfare to Work	12
5	Local Preference	Non-Resident	Veteran	Welfare to Work	11
6	Local Preference	Non-Resident	Veteran	Non-Welfare to Work	10
7	Local Preference	Non-Resident	Non-Veteran	Welfare to Work	9
8	Local Preference	Non-Resident	Non-Veteran	Non-Welfare to Work	8
9	No Local Preference	Resident	Veteran	Welfare to Work	7
10	No Local Preference	Resident	Veteran	Non-Welfare to Work	6
11	No Local Preference	Resident	Non-Veteran	Welfare to Work	5
12	No Local Preference	Resident	Non-Veteran	Non-Welfare to Work	4
13	No Local Preference	Non-Resident	Veteran	Welfare to Work	3
14	No Local Preference	Non-Resident	Veteran	Non-Welfare to Work	2
15	No Local Preference	Non-Resident	Non-Veteran	Welfare to Work	1
16	No Local Preference	Non-Resident	Non-Veteran	Non-Welfare to Work	0

5.4 UPDATING OF THE WAITING LIST

In order to ensure the waiting list is accurate and current, the SFHA will update the waiting list periodically, but no more than annually, by requesting each household to submit a revised pre-application form. The following guidelines will govern update procedures:

- The SFHA will mail an update request letter and a blank pre-application form to each household on the waiting list.
- The request will be mailed to the applicant's last known address. Applicants will be advised in the eligibility letter of their responsibility to notify the

SFHA, in writing, of any address changes. If the applicant fails to notify the SFHA of an address change, the SFHA accepts no responsibility for the applicant's failure to receive the update request.

- The update request letter will include a deadline date by which applicants must return the pre-application and will specify return by mail or in person. The letter will inform the applicant that if the SFHA fails to receive the updated pre-application form by the deadline date, the applicant's name will be removed from the waiting list.
- Applicants will be given a reasonable time to complete and return the updated pre-applications, generally not less than 14 calendar days.
- The SFHA accepts no responsibility for delays created by the United States Postal Service.
- The SFHA will make reasonable accommodations for the special needs of disabled applicants if the SFHA has been made aware of those needs.
- The SFHA will acknowledge all updated pre-applications received, in writing, to each applicant which will include a determination of eligibility, ineligibility or change in preference status.

5.5 PROCEDURES FOR REMOVING NAMES FROM THE WAITING LIST

The SFHA will not remove an applicant's name from the waiting list unless:

A. The applicant requests that the name be removed;
B. The applicant fails to respond to a written request for information or a request to declare their continued interest in the program or misses scheduled appointments; or
C. The applicant does not meet either the eligibility or screening criteria for the program.

If an applicant is withdrawn from the application process for any reason due to non-response to correspondence by the family, the SFHA may re-instate the application upon contact by the family within one year of the withdraw date provided the family provides a reasonable explanation for the lack of contact with the SFHA during the withdraw period that is acceptable to the SFHA.

Consideration will be given to families who fail to respond to correspondence due to a disability to determine if an accommodation is warranted or in cases where an emergency situation, such as hospitalization, fire, death, etc., has arisen . The applicant family will be required to prove their claim to the SFHA's satisfaction to receive further consideration.

5.6 REFUSAL TO LIST AN APPLICANT OR REMOVAL OF AN APPLICANT FOR SPECIFIC GROUNDS

The SFHA may deny listing an applicant on the waiting list, remove an applicant from the waiting list, deny or withdraw a voucher, refuse to enter into a Housing Assistance Payments (HAP) Contract or approve a lease and refuse to process or provide assistance under portability assistance for any of the reasons listed in 24 CFR 982.552 (b) (violation of family obligations; member of family previously evicted from public housing; HA has terminated assistance to any member of the family in the past; member of family convicted of drug-related or violent criminal activity; member of family commits crime in connection with any federal housing program; family owes rent to SFHA or another HA; family has not reimbursed SFHA or another HA for amount paid to an owner under a HAP contract; family breaches an agreement with SFHA or another HA to repay amounts owed; family participating in the FSS program fails to comply with the contract of participation; family engaged in or threatened abusive or violent behavior). If denied under this paragraph, the SFHA will provide notice and offer the applicant an informal review in accordance with procedures in part L of this Admin Plan.

5.7 GROUNDS FOR DENIAL

The SFHA may deny assistance to applicants who:

A. Do not meet any one or more of the eligibility criteria;

B. Do not supply information or documentation required by the application process;

C. Fail to respond to a written request for information or a request to declare their continued interest in the program;

D. Fail to complete any aspect of the application or lease-up process;

E. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property, and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff, or cause damage to the property. In determining whether to deny assistance, the SFHA will review criminal background checks for all adults and look at criminal activity list for the past ten (10) years. Any drug activity from 0 to 10 years old will result in automatic denial. Applicant may appeal upon denial and present mitigating evidence.

F. Currently owes rent or other amounts to any housing authority in connection with the public housing or Section 8 Programs.

G. Have committed fraud, bribery, or any other corruption in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from;

H. Have a family member who was evicted from public housing within the last three years;

I. Have a family member who was evicted from assisted housing within five years of the projected date of admission because of drug-related criminal activity involving the illegal manufacture, sale, distribution, or possession with the intent to manufacture, sell, distribute a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802;

J. Have a family member who is illegally using a controlled substance or abuses alcohol, or engages in any other criminal activity which may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. The SFHA may waive this requirement if:

1. The person demonstrates to the SFHA's satisfaction that the person is no longer engaging in drug-related criminal activity or abuse of alcohol;

2. The person has successfully completed a supervised drug or alcohol rehabilitation program;

3. The household member who engaged in drug-related criminal activity or alcohol abuse and behavior that interfered with the health and safety or right to peaceful enjoyment of the premises by other residents is removed from the family household composition;

4. The person has otherwise been rehabilitated successfully as determined by the SFHA based on evidentiary supporting material; or

5. The person is participating in a supervised drug or alcohol rehabilitation program.

K. Have engaged in or threatened abusive or violent behavior towards any SFHA staff or residents;

L. Have a family household member who has been terminated under the Voucher Program during the last three years;

M. Have a family member who has been convicted of manufacturing or producing methamphetamine (speed) (Denied for life);

N. Have a family member with a lifetime registration under a State sex offender registration program (Denied for life).

O. Anyone enrolled in an institution of higher education and is under 24 years of age; is not a veteran; is unmarried; does not have dependent children; is not otherwise individually eligible or has parents who, individually or jointly, are not eligible on the basis of income to receive assistance under the Section 8 Program.

P. Who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

5.8 INFORMAL REVIEW

If the SFHA determines that an applicant does not meet the criteria for receiving Section 8 assistance, the SFHA will promptly provide the applicant with written notice of the determination. The notice must contain a brief statement of the reason(s) for the decision, and state that the applicant may request an informal review of the decision within 10 business days of the denial. The SFHA will describe how to obtain the informal review. The informal review process is described in Section 15.2 of this Plan.

If an applicant is denied admission due to criminal activity listed on a criminal record, a copy of the criminal record shall be provided to the applicant and the applicant shall be given an opportunity to dispute the decision in the Informal Review process.

SAN FRANCISCO HOUSING AUTHORITY
DECONCENTRATION ANALYSIS
FY 2009

BDR Type	Table A - Gross Income													
	Holly Court	Potrero Terrace	Sunnydale	Westside Cts.	Westbrook	Potrero Annex	Ping Yuen	Alemany	Hunters Point	HuntersView	Alice Griffith	Ping Yuen North	Robert B. Pitts	Totals
1 BDR	$482,438	$229,077	$619,828	$1,122,296	$16,477	$110,820	$561,061	$122,346	$165,007	$29,658	$55,113	$448,662		$3,962,783
2 BDR	$980,562	$3,719,995	$5,643,653	$11,052	$683,941	$434,596	$1,166,475	$1,127,671	$1,235,594	$492,144	$1,253,803	$387,105	$1,099,735	$18,236,326
3 BDR	$213,093	$755,256	$1,803,764		$1,504,671	$663,211	$1,376,337	$704,033	$491,922	$1,134,241	$288,350	$1,677,128	$1,964,319	$12,576,325
4 BDR			$666,077		$453,324	$325,041	$456,080	$15,804	$594,616	$662,884	$1,178,398	$436,734	$214,243	$5,003,201
5 BDR			$46,672		$252,704	$29,844			$111,533	$96,992	$457,650			$995,395
6 BDR									$39,392					$39,392
Totals	**$1,676,093**	**$4,704,328**	**$8,779,994**	**$1,133,348**	**$2,911,117**	**$1,563,512**	**$3,559,953**	**$1,969,854**	**$2,638,064**	**$2,415,919**	**$3,233,314**	**$2,949,629**	**$3,278,297**	**$40,813,422**

BDR Type	Table B - Occupied Units													
	Holly Court	Potrero Terrace	Sunnydale	Westside Cts.	Westbrook	Potrero Annex	Ping Yuen	Alemany	Hunters Point	HuntersView	Alice Griffith	Ping Yuen North	Robert B. Pitts	Totals
1 BDR	42	21	62	77	3	10	43	11	11	3	7	43		333
2 BDR	58	315	485	24	43	29	88	89	85	44	124	30	69	1,483
3 BDR	10	44	122	19	95	40	73	46	26	70	22	97	103	767
4 BDR			31	7	27	11	21	1	20	35	72	20	10	255
5 BDR			2		9	4			6	6	16			43
6 BDR									1					1
Totals	**110**	**380**	**702**	**127**	**177**	**94**	**225**	**147**	**149**	**158**	**241**	**190**	**182**	**2,882**

BDR Type	Table C - Average Gross Income													
	Holly Court	Potrero Terrace	Sunnydale	Westside Cts.	Westbrook	Potrero Annex	Ping Yuen	Alemany	Hunters Point	HuntersView	Alice Griffith	Ping Yuen North	Robert B. Pitts	Totals
1 BDR	$11,487	$10,908	$9,997	$14,575	$5,492	$11,082	$13,048	$11,122	$15,001	$9,886	$7,873	$10,434		$11,900
2 BDR	$16,906	$11,810	$11,636	$461	$15,906	$14,986	$13,255	$12,670	$14,536	$11,185	$10,111	$12,904	$15,938	$12,297
3 BDR	$21,309	$17,165	$14,785	$0	$15,839	$16,580	$18,854	$15,305	$18,920	$16,203	$13,107	$17,290	$19,071	$16,397
4 BDR			$21,486	$0	$16,790	$29,549	$21,718	$15,804	$29,731	$18,940	$16,367	$21,837	$21,424	$19,620
5 BDR			$23,336		$28,078	$7,461			$18,589	$16,165	$28,603			$23,149
6 BDR									$39,392					$39,392
Totals	**$15,237**	**$12,380**	**$12,507**	**$8,924**	**$16,447**	**$16,633**	**$15,822**	**$13,400**	**$17,705**	**$15,291**	**$13,416**	**$15,524**	**$18,013**	**$14,161**

SAN FRANCISCO HOUSING AUTHORITY DWELLING LEASE OR HOPE VI DEVELOPMENTS

1. LEASE SUMMARY

Tenant _____ Account No. _____

Co-Tenant _____ Number of Bedrooms _____

Address _____ Dwelling Unit No. _____

Email Address _____

Monthly Rent $ _____ Effective Date _____

Initial Payment $ _____ Security Deposit $ _____ Other Deposit $ _____

2. PARTIES

This Lease agreement ("Lease") is between the San Francisco Housing Authority ("SFHA") and the Tenant or Tenants listed in Section 1 ("Tenant"). Each of the Tenants is individually, jointly and severally responsible for performance of all obligations under this Lease, including but not limited to payment of Rent.

3. PREMISES, LEASE TERM AND RENEWAL

Under the Lease, the SFHA shall Rent to Tenant the dwelling unit described in Section 1 above ("Residence"). The Residence is located in a Federally funded public housing development ("Development") owned by the SFHA. The term of this Lease shall be one (1) calendar year, renewed as stipulated in Section one (1) of the Lease and shall be automatically renewed for the same period, unless terminated by the SFHA or Tenant pursuant to this Lease.

4. HOUSEHOLD MEMBERS

(A) The Residence is a private residence to be occupied only by Tenant and the following members of Tenant's household:

	Name	Relationship	Sex	Birth Date MM/DD/YYYY	Social Security #	Driver's License # or CA ID
1.		Head of Household		/ /	- -	
2.				/ /	- -	
3.				/ /	- -	
4.				/ /	- -	
5.				/ /	- -	
6.				/ /	- -	
7.				/ /	- -	
8.				/ /	- -	

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(B) The Household Members listed above shall be considered the sole residents of the Residence. All Household Members agree that they must abide by the provisions of this Lease and that failure to abide may result in termination of this Lease with the entire Household. **All adult (18 years or older) Household Members further agree that if any guest or minor child violates the provisions of this Lease, the Lease may be terminated.** The terms "Household" and "Household Members" shall mean only Tenant and the persons listed in Section 4(A).

(C) Household Members shall have the right to the exclusive use and occupancy of the Residence in accordance with the terms of this Lease, including reasonable accommodation of guests. The term "guest" means a person in the Residence with the consent of Tenant. Tenant shall not knowingly permit anyone other than a Household Member as defined in Section 4A to use the Residence as an address or as a "mail drop." **Using the premises as a mail drop is considered a material breach of the Lease and could result in termination of this Lease.**

(D) Tenant shall not permit anyone other than a Household Member listed in Section 4(A) to stay at the Residence for more than fourteen (14) days in any month or forty-five (45) days in any twelve (12) month period, cumulatively, without the prior written permission of the SFHA. Tenant shall notify the SFHA of any guests who have resided in the unit for ten (10) days or more. Tenant shall notify the SFHA within one (1) day if any guest is a parolee or a probationer, a registered sex offender, or has been convicted for the manufacture or production of methamphetamines. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(E) Any additions to the Household Members named on the Lease, including live-in aides and foster children, but excluding natural births, require the advance written approval of the SFHA. New Household Members must meet all applicable eligibility and screening requirements, including proof of custody, criminal history check if over eighteen (18), guardianship, or adoption for minor children. The Household shall not be entitled to any priority or preference with regard to transfer to a new dwelling unit based on a change in the size of the Household.

(F) Tenant agrees to wait for SFHA approval before allowing additional persons to move into the Residence. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(G) If a Household Member qualifies to have a live-in aide, the aide shall have no tenancy rights. Live-in Aide means a person who resides with an elderly, disabled or handicapped person and who: a) is determined to be essential to the care and well-being of the person; b) is not obligated for the support of the person; and c) would not be living in the unit except to provide the necessary supportive services. Official documentation and/or live-in aide certification must be provided. The aide may live at the Residence only so long as the Household Member qualifies for the aide's services and must vacate immediately upon termination of employment or death of the Tenant.

(H) Tenant shall notify the SFHA in writing if any Household Member vacates or no longer resides at the Residence within ten (10) days of the occurrence. Tenant shall continue to be fully responsible for the actions of all Household Members until the SFHA has been notified in writing of the change and the Household Member has been removed from the Lease in accordance with Section 9(F). **SFHA will not remove a Household Member**

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from the Lease once a Lease violation has occurred, unless the SFHA makes a determination as specified in 18(D) of this Lease Agreement.

5. RENT

(A) The Initial Payment (see Section 1) shall be for Rent for the period beginning on the Effective Date and ending at 11:59 p.m. on the last day of that calendar month. The Initial Payment is due at the time Tenant signs the Lease. The Monthly Rent listed in Section 1 above ("Monthly Rent") is subject to change pursuant to the procedure set forth in Section 9.

(B) Monthly Rent shall be paid on or before the first day of each calendar month. A $25 late charge will be assessed if Rent is not received by the fifth (5) calendar day of the month. **The late charge shall be due and payable fourteen (14) days after the SFHA gives written notice of said charge.** Tenant agrees that this provision for payment of a late charge does not establish a grace period and that the SFHA may serve a notice to pay Rent or quit the premises at any time after the payment is due. Payment of the late charge does not cure the late payment for purposes of establishing habitual late payment of Rent as defined in Section 5(D).

(C) Tenant shall pay Rent to the SFHA by personal check, certified check, money order, electronic benefits transfer (EBT), or by other electronic means acceptable to the SFHA. Tenants who submit a check that is returned for insufficient funds or a closed or non-existent account shall be assessed a service charge of $25.00 and shall make future payment by certified check or money order only. The SFHA will not accept personal checks for past-due Rent. The SFHA has the right to demand certified funds on nonpayment of Rent notices.

(D) In the event of habitual late payment, the SFHA shall have the right, in addition to all other remedies under this Lease and at law, to require that Tenant participate in a direct payment program. "Habitual late payment" shall mean failure by Tenant to pay Rent timely or any other payments required under this Lease for any three (3) months during any twelve (12) month period. SFHA may terminate or refuse to renew the Lease agreement in the event of habitual late payment.

(E) Tenant shall be liable for Rent through the date that all Household Members vacate the Residence, provided that Tenant has given at least thirty (30) days' written notice to the SFHA of their intent to vacate. In the absence of such notice, Tenant shall be liable for Rent for thirty (30) days after the date that the property manager has knowledge that all Household Members have vacated the Residence.

(F) In the event the Tenant is transferring from another SFHA-operated or Public Housing or Section 8 dwelling unit, any charges under the previous Lease are due under this Lease. Except for priority transfers, Tenant must pay all monies owed to the Housing Authority or enter into a Stipulated Agreement to pay any unpaid balance prior to transferring to another managed housing unit or receiving a Section 8 voucher (if available).

(G) The SFHA shall not be liable for any damage caused by its failure to deliver possession of the Residence at the beginning of the term. Tenant shall not be liable for any Rent until possession is delivered.

6. OTHER CHARGES

(A) In addition to Rent, Tenant is responsible for the payment of other charges specified in this Lease, including but

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not limited to maintenance and repair services, excess utility charges, and late fees. The SFHA shall assess charges for maintenance and repair services in accordance with the Schedule of Charges, which is incorporated by reference in this Lease. Charges for services that are not listed on the Schedule of Charges shall be based on the actual cost of labor and materials, including any overtime rates.

(B) Tenant shall pay reasonable charges for maintenance and repair of damages beyond normal wear and tear to the Residence, the Development, facilities, or common areas caused by any Household Member or guest. Tenant shall pay reasonable charges for any cleaning or pest control made necessary by any Household Member or guest. Tenant shall be charged in the event the Residence is not prepared for pest control or mold and mildew abatement in a manner specified by the SFHA when requested.

(C) Charges assessed to Tenant for maintenance or repair services, or for excessive utility consumption, shall be charged to Tenant's account and shall be due on the first day of the second month following the month in which the charges are incurred. Tenant shall make payments at the SFHA property office. Failure to make payments when due shall constitute a material breach of this Lease. This action is subject to paragraph 21 of this Lease Agreement.

(D) The imposition of charges for consumption of excess utilities is permissible only if such charges are determined by an individual check meter servicing the Leased unit or result from the use of major Tenant- supplied appliances.

(E) The SFHA shall be responsible for repair of the unit within a reasonable time: provided, that if the damage was caused by the Tenant, Tenant's household or guests, the reasonable cost of the repairs shall be charged to the Tenant.

(F) All amounts due and all payments made by Tenant pursuant to this Lease shall be listed on the Tenant's account. The SFHA shall apply all monies received from Tenant to the oldest amount due on the account.

7. DEPOSITS

(A) At or before move-in, Tenant shall pay an amount equal to the Monthly Rent or a minimum of $100, whichever is greater, as a security deposit.

(B) The SFHA may use the security deposit at the termination of the Lease for any purpose permitted by California law. The SFHA shall return the security deposit to Tenant in accordance with law after all Household Members have vacated the Residence, less any deductions permitted by law. If any deductions are made, the SFHA will furnish Tenant with a written statement of all costs for damages or other charges deducted from the deposit as required by law.

(C) Tenant shall pay a pet deposit of $100 prior to obtaining any pet approved by the SFHA. Tenant may request a refund of the pet deposit upon the termination of tenancy or after providing satisfactory documentation that Tenant no longer has the pet. The SFHA shall refund such deposit only after an inspection of the Residence for pet damage and after making reasonable deductions for such damage.

(D) Tenant shall pay a deposit of $250 prior to conducting any approved business activity in the Residence.

(E) Tenant shall pay additional deposits as required by the SFHA for approved installation of satellite dishes.

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(F) Payment of security and other deposits does not create a trust relationship between Tenant and the SFHA. The SFHA shall be under no obligation to maintain monies paid toward security or other deposits in a separate account. The SFHA shall be under no obligation to pay interest on these deposits.

8. Utilities, Appliances and Services

(A) The SFHA shall furnish the Residence with the appliances and utilities listed on the pre-Lease form. The SFHA shall also provide reasonable sewer and garbage collection services and reasonable amounts of running water. Tenant agrees that all appliances supplied by the SFHA shall be received in "as is" condition with no warranties as to performance. Tenant agrees to the upkeep of the refrigerator and stove. In the event of damage beyond repair, the SFHA will replace the stove and refrigerator. In the event that the stove or refrigerator malfunctions due to conditions other than normal wear and tear, the SFHA reserves the right to charge the resident for damages.

(B) If the SFHA provides utilities, Tenant may use a reasonable amount of gas or electricity at no cost in accordance with the Utility Allowance Schedule. Tenant shall pay the SFHA reasonable charges for the excessive consumption of gas or electricity as determined by the Excessive Utility Consumption Charge Rates. Both the Utility Allowance Schedule and the Excessive Utility Consumption Charge Rates are incorporated by reference into this Lease.

(C) If the SFHA does not provide utilities, then Tenant shall purchase utilities directly from the provider. In such cases the Monthly Rent shall already be adjusted downward by the amount set forth in the Utility Allowance Schedule. The actual cost of utilities shall not be deducted from Monthly Rent. The SFHA has no obligation to pay Tenant's utility bills and shall not be responsible for disruptions in service due to Tenant's failure to pay bills or any other reason beyond its control. Tenant shall maintain the uninterrupted supply of utility services by paying the utility bill promptly to avoid shut-off. Failure to maintain utility service for any reason shall constitute a material violation of this Lease.

(D) Tenant Responsibilities: Tenant shall not waste the utilities provided by the SFHA. Tenant shall not tamper with any gas, electric or other utility meters, lines, or connections, including telephone and television lines. Tenant shall not obtain any utility for which Tenant has not paid, including but not limited to pirating television signals, running extension cords, or water hoses into adjacent units. Tenant shall not use the stove or oven to heat the Residence or to dry clothes. If the Tenant tampers with any utilities, it shall be considered a material breach of the Lease.

(E) Prior written approval of the SFHA is required before installing appliances such as washing machines or dryers. The Residence must be equipped with the appropriate connections at the time of move-in, including but not limited to washer hook-ups, dryer vents and electrical outlets; otherwise, washers and dryers are strictly prohibited. If the Residence is properly equipped and approval is granted, Tenant shall be solely responsible for installation and maintenance and shall be liable for any damage caused to the Residence or other Development property by the washer or dryer.

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9. RENT DETERMINATIONS AND MODIFICATIONS

(A) All Rent and unit size determinations and Rent adjustments (including utility allowances) shall be made in accordance with applicable Federal regulations and SFHA policies, which are available at SFHA offices. The SFHA shall re-examine the status of each Household approximately once every twelve (12) months. The amount of the Tenant Rent is subject to change in accordance with HUD requirements.

(B) When requested by the SFHA, Tenant shall furnish complete and accurate information including, but not limited to:

1. Household composition, including but not limited to full name, sex, date of birth, social security number and driver's license number for each Household Member;
2. Each Household Member's income amount, the source of that income, and the place of employment; and
3. Any other information requested by the SFHA to make determinations with respect to Monthly Rent, continued eligibility, accessibility needs, and appropriate dwelling unit size. Such information shall include certifications for any pets approved according to Section 12.

Failure to provide such information shall constitute a material violation of the Lease and will be grounds for eviction.

(C) All information must be verified. Tenant shall comply with reasonable requests for verification by signing releases for third-party sources, presenting documents for review, or providing other suitable forms of verification. The SFHA shall treat this information as confidential.

(D) The SFHA shall have the right to request that Tenant submit to an interim Rent review if the SFHA has reason to believe that a change in the Monthly Rent is appropriate. Tenant may make reasonable requests for an interim Rent review at any time provided there is a change in income.

(E) Provisions shall be made for abatement of Rent in proportion to the seriousness of damage and loss in value as a dwelling if repairs are not made in accordance with Section 6(E) of this Lease or with Section 10(A) of this Lease, except that no abatement of Rent shall occur if the Tenant rejects the alternative accommodation or if the damage was caused by the Tenant, Tenant's household or guests.

(F) Tenant shall report changes in Household circumstances (such as change in income, assets or family composition) within ten (10) days of the occurrence as required by the Admissions and Continued Occupancy Policy ("ACOP"). The current ACOP is available at the Development office or from the SFHA, and is incorporated by reference into this Lease. Failure to report changes as required by this provision shall be considered a material violation of the Lease. **Any decrease in Rent will not be effective until the month following Tenant's report of change in circumstance in accordance with this provision. Tenant shall be responsible for payment of the entire Rent until such report is made.**

(G) If Tenant claims that a Household Member has vacated the Residence, then the SFHA shall require Tenant to submit satisfactory written proof that the Household Member no longer lives at the Residence. Such proof includes, but is not limited to, copies of a new Lease agreement, utility bills or Rent receipt for a new residence.

(H) If the SFHA increases the Monthly Rent pursuant to a Rent review, then the new Monthly Rent shall be effective on the first day of the second month following the completion of the review. If Tenant delays in

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providing information that justifies a Rent increase, then the SFHA may make the increase retroactive to the Tenant's annual review date or the date that the increase should have occurred, whichever is earlier.

(I) If the SFHA decreases the Monthly Rent pursuant to the review, then the revised Monthly Rent shall be effective on the first day of the month following the completion of the review.

(J) When the SFHA redetermines the amount of Rent (Total Tenant Payment or Tenant Rent) payable by the Tenant, not including determination of the SFHA's schedule of Utility Allowances for families in the SFHA Public Housing Program, the SFHA shall notify the Tenant that the Tenant may ask for an explanation stating the specific grounds of the SFHA determination, and that if the Tenant does not agree with the determination, the Tenant shall have the right to request a hearing under the SFHA grievance procedure.

(K) The SFHA shall give the Tenant written notice stating any change in the amount of Tenant Rent, and when the change is effective.

10. TRANSFERS

(A) The SFHA shall have the right to transfer the Tenant and Household Members to an alternate SFHA unit whenever the SFHA determines:

1. The size of the Residence is no longer appropriate for the Household composition.
2. A transfer is necessary to protect the health or safety of a Household Member or another SFHA resident.
3. The Residence is needed as a disabled unit and neither Tenant nor any Household Member is disabled.
4. Tenant or a Household Member needs to live in a unit with special features (e.g., handicap access) and the Residence is not reasonably suited for such use.
5. A transfer is necessary so that the SFHA may repair, retrofit, replace or modify the Residence.
6. A court-ordered Stipulated Agreement is executed or the Tenant enters into a written agreement.
7. Other good cause as defined in the ACOP.

The SFHA will categorize a transfer based on priority in accordance with the criteria set forth in the ACOP.

(B) When the SFHA determines that the Tenant must transfer to another unit based on family composition, the SFHA shall notify the Tenant that the Tenant may ask for an explanation stating the specific grounds of the SFHA determination, and that if the Tenant does not agree with the determination, the Tenant shall have the right to request a hearing under the SFHA grievance procedure.

(C) Transfers made pursuant to Section 10 (A) shall be at Tenant's sole expense.

(D) Tenant shall transfer within thirty (30) days of written notification by the SFHA that an alternate unit is available. Upon receipt of the keys to the new unit, Tenant shall immediately transfer all personal property to the new unit and shall surrender possession of the old unit within three (3) days. Failure to comply with this provision shall constitute a material violation of this Lease and grounds for eviction.

(E) If the Household transfers to another unit, this Lease shall automatically terminate and a new written Lease agreement shall be executed for the new dwelling unit. By transferring Tenant to another unit, however, the SFHA shall not waive its right to terminate the Lease for the new unit or to evict the Household from that unit

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based upon conduct that occurred before the transfer (when Tenant resided on the Premises). If any member of the Household transfers to a new unit after the SFHA initiates an eviction proceeding, then the SFHA may re-file the action or amend its pleadings to request possession of the new unit, without waiver of the original violation.

(F) The SFHA will consider any Tenant requests for transfers in accordance with the ACOP. Tenant acknowledges that the SFHA shall use only existing SFHA resources to assist with transfers. If the SFHA approves a Tenant request for a transfer, Tenant shall receive one (1) written offer of housing. If Tenant rejects the offer, without good cause as defined in the ACOP, then the SFHA shall be deemed to have satisfied its obligation for all transfers. Any rejection of an offer by a Tenant must be in writing.

(G) Tenant may not request a non-priority transfer within twelve (12) months of the move-in date or transfer date. Tenant shall not be permitted more than two (2) non-priority transfers during the entire tenancy unless required by the SFHA. Tenants who must transfer due to health or safety hazards created by their own acts or omissions may be subject to eviction proceedings but in any case shall not be allowed more than one (1) transfer.

11. INSPECTIONS AND ENTRIES

(A) The SFHA and Tenant shall inspect the Residence before Tenant takes occupancy. The SFHA shall furnish a pre-Lease or pre-occupancy statement of the condition of the Residence and the utilities and appliances provided with the Residence. The statement shall be verified and signed by Tenant and the SFHA.

(B) Upon request of the SFHA, Tenant shall submit to an annual inspection of the Residence to check needed maintenance, housekeeping, and other Lease compliance matters. Tenant will receive a written statement of the charges, if any, for repairs or removal of non-approved alterations to the Residence.

(C) The SFHA may conduct interim inspections of the Residence if it has cause to believe that an unsanitary or hazardous condition exists, a nuisance, or if Tenant has failed or refused to cooperate with inspections, maintenance, repairs, or pest control.

(D) The SFHA shall inspect the Residence when Tenant vacates and shall furnish a written statement of damages for which Tenant is responsible, including charges to be deducted from the security deposit. Tenant may participate in the move-out inspection unless Tenant vacates without giving prior notice.

(E) Upon reasonable advance notice or as required by law, Tenant shall permit the SFHA to enter the Residence during normal business hours to perform annual and routine inspections or maintenance, make improvements or repairs, or show the Residence for re-leasing. **Tenant shall furnish security codes or other means of access to their Residence within 24 hours of notice. It shall be considered a material breach of the Lease agreement if the Tenant refuses access to the unit for the purpose of maintenance and/or inspections.**

(F) The SFHA may enter the Residence without advance notice when there is reasonable cause to believe that an emergency exists, if the Residence appears abandoned, or to make repairs requested or agreed to by Tenant. Tenant's request for maintenance or repairs at the Residence authorizes the SFHA to enter the Residence without notice as allowed by law.

(G) If the Tenant and all adult members of the household are absent from the dwelling unit at the time of entry, the SFHA shall leave in the dwelling unit a written statement specifying the date, time and purpose of entry prior to

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leaving the dwelling unit.

(H) The SFHA may permit a peace officer or building or health inspector to enter the Residence upon presentation by such official of a warrant or order, or to arrest a person that a peace officer believes to be in the Residence, or if a peace officer believes that there are exigent circumstances warranting his or her entering a unit and said officer orders an SFHA employee to open the residence.

12. PET POLICY

(A) Pets are forbidden on SFHA property without prior written approval of the SFHA.

(B) If approved by the SFHA, Tenant shall be required to sign a Pet Agreement as an Addendum to this Lease and shall pay a pet deposit in accordance with Section 7(C) of this Lease. Tenant acknowledges that approval by the SFHA is conditional and may be withdrawn at any time.

(C) The current Pet Policy is available at the Development office, and is incorporated by reference into this Lease. **Keeping an animal in violation of the Pet Policy, shall constitute a material breach of this Lease and grounds for eviction.**

13. NOTICE OF HUD REQUIREMENTS

The SFHA shall be obligated to the Department of Housing and Urban Development for the following:

(A) To maintain the Residence and the Development in a decent, safe, and sanitary condition.

(B) To comply with applicable building and housing codes and Federal regulations materially affecting health and safety.

(C) To make necessary repairs to the Residence.

(D) To keep Development buildings, facilities and common areas not otherwise assigned to Tenant for maintenance and upkeep in a clean and safe condition.

(E) To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, stoves and other facilities, including elevators, supplied by the SFHA.

(F) To provide and maintain appropriate receptacles and facilities for the deposit of garbage, rubbish, and other waste removed from the Residence by Tenant in accordance with Section 14(K) of this Lease.

(G) To supply running water and reasonable amounts of hot water and heat, except in those cases where the heat or hot water is generated by an installation within the exclusive control of Tenant and supplied by a direct utility connection.

(H) To notify Tenant in writing, if required, of the specific grounds for any proposed adverse action. The notice of proposed adverse action shall inform Tenant of his or her right, if any, to request a grievance hearing. The term "proposed adverse action" includes, but is not limited to, a proposed Lease termination, denial of a priority transfer request, transfer of the household to another unit or imposition of charges for maintenance or repair, or for excessive utility consumption.

(I) To provide, at Tenant's request, reasonable accommodations of a disability of any Household Member. Accommodations are not reasonable if they impose undue financial and administrative burdens on the SFHA.

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14. OBLIGATIONS OF TENANTS, HOUSEHOLD MEMBERS AND GUESTS

In addition to obligations stated elsewhere in this Lease, Tenant must comply with, and must cause all Household Members, guests and persons under Tenant's control to comply with, the following rules. As used throughout this Lease, "person under Tenant's control" shall mean a person other than a guest who enters the Development at the invitation of Tenant or a Household Member.

(A) USE OF RESIDENCE: Not to assign or sublease the Residence. Not to provide accommodations for boarders or lodgers. To use the Residence solely as a private dwelling for Tenant and Household Members, and not for any other purpose, except when Tenant has received the prior written consent of the SFHA to conduct a specific, lawful business.

(B) ALTERATIONS: To make no alterations, additions or repairs of any kind to the Residence without prior written approval of the SFHA, including but not limited to the following:

1. Dismantle, change or remove any part of the appliances, fixtures or equipment unless owned by Tenant.
2. Paint any part of the Residence.
3. Install wallpaper or contact paper.
4. Install or alter carpeting, resurface floors or alter woodwork.
5. Install permanently affixed gates, window bars, awnings, shelves or screen doors. Security bars on windows or security gates on doors must conform to the fire code and be of a design compatible with SFHA standards. Security gates on doors must have a lock that can be opened by a SFHA master key.
6. Attach or place any fixtures, signs or fences on the buildings, the common areas or the property.

(C) CARE IN USE OF FACILITIES: To use only in a reasonable and safe manner all electrical, plumbing, heating, air-conditioning, ventilating, sanitation and other facilities, including elevators.

(D) CHILD CARE: To disclose to the SFHA if the Residence is being used to provide childcare services for any number of children or children from any source. In such case, the SFHA shall impose an additional security deposit in accordance with Section 7 and shall require Tenant to obtain and maintain insurance.

(E) COMMUNITY SERVICE: To participate in community service in accordance with the ACOP and Federal law.

(F) DAMAGE TO RESIDENCE OR HOUSING DEVELOPMENT: To refrain from destroying, defacing, damaging, removing or tampering with any part of the Residence or the Development. To pay reasonable charges for the repair of damages in accordance with Section 6(B), including but not limited to the costs for repairing writing, graffiti or painting on SFHA property. To immediately notify the SFHA of any vandalism or damage to the Residence or the Development. Tenant, Household Members, guests and other persons under their control shall not be permitted on the roof, unless specifically designed for it, and shall not trespass on or illegally enter any SFHA property, including but not limited to vacant units and/or areas under construction.

(G) DEFECTS HAZARDOUS TO LIFE, HEALTH OR SAFETY: If the Residence is damaged to the extent that conditions exist that are hazardous to life, health or safety of Household Members, Tenant shall notify the SFHA within twenty-four (24) hours of discovery and the SFHA shall repair the Residence within a reasonable time. **If Tenant, Household Members, or guests caused the damage, the reasonable cost of the repairs shall be**

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charged to Tenant. The Residence shall be presumed to be in a safe and habitable condition unless and until written notice to the contrary is received by the SFHA. Tenant's failure to report such health, safety or habitability defects in a timely manner shall be considered a material breach of the Lease.

(H) EXTERMINATION PROGRAM: To allow the SFHA to enter the Residence in order to complete fumigation for the control of vermin, roaches or other pests. To prepare and make the Residence available on such date and time as the SFHA requests for fumigation. Failure to comply with this provision shall constitute a material breach of the terms of this Lease.

(I) **FIRE SAFETY:** (1) Unlawfully storing, unlawfully keeping, or unlawfully possessing, any ammunition, explosives, fireworks, flammable or other hazardous materials in or around the Residence or Development by a Household Member, guest, or other person under the control of a Household Member, is strictly prohibited. (2) No gas powered vehicles or equipment shall be allowed in or around the Residence. No explosives on or about the Residence or Development. Tenant shall use reasonable precautions to avoid causing a fire, including but not limited to refraining from smoking in bed, failing to control lit materials, or overloading electrical circuits or extension cords. The SFHA shall terminate this Lease if it determines that any Tenant, Household Member, guest or other person under their control deliberately or negligently caused a fire that resulted in damage to any portion of the Residence or Development. In addition, the SFHA shall assess the costs or repair to the Tenant and shall use all legal remedies to recover such costs.

(J) SMOKE DETECTORS: To maintain in proper working order and test monthly all smoke detectors in the Residence, and to immediately report any malfunctions to the SFHA. Tenant shall not damage, remove, tamper with or otherwise interfere with the normal operation of smoke detectors, sprinklers or other safety devices within the Residence or Development. Tenant shall not remove live batteries and shall replace batteries that are worn out. If the SFHA finds that smoke detectors have been disconnected or have dead batteries, Tenant will receive one (1) warning letter. Additional violations may result in Lease termination.

(K) GARBAGE REMOVAL: To dispose of all garbage, rubbish, and other waste from the Residence in a sanitary and safe manner in the receptacles and trash bins provided by the SFHA. To refrain from littering or leaving trash or debris in and around the Residence or Development. Tenant is responsible for complying with SFHA's recycling program by separating trash into the appropriate bins. Tenant shall be responsible for putting trash bins out for collection and for promptly retrieving the empty bins after pick-up. Bins must be neatly stored and maintained by Tenant.

(L) GUESTS: Not to allow anyone to enter an SFHA building or property unless the person is the Tenant's guest and is known to Tenant. To comply with procedures for signing in/out guests. To notify the SFHA of guests as required by Section 4(D). To require guests to remain in Tenant's control and not to allow guests to loiter on SFHA property.

(M) HEALTH AND SAFETY: To comply with all obligations imposed by applicable building and housing codes materially affecting health and safety. To follow all health and safety notices posted by the SFHA in and around the Development. To keep the Residence and other areas as may be assigned to Tenant for exclusive use in a clean and safe condition.

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(N) HOUSEKEEPING RULES: To abide by the SFHA Housekeeping Rules (See Section 23) and all other rules established by the SFHA for the benefit and well being of the Development and residents of the Development. Such rules, which may change from time to time, shall be posted on the Development property or available at the Development office and are incorporated by reference into this Lease. Failure to comply with such rules shall constitute a material violation of this Lease and grounds for eviction.

(O) INTERFERENCE WITH JOB RESPONSIBILITIES: To refrain from interfering with the job responsibilities of or in any way threatening SFHA employees, authorized vendors, service personnel or representatives of the SFHA.

(P) LOCKS AND KEYS: Not to change or add any lock or device on any door or window of the Residence without the prior written consent of the SFHA. To provide the SFHA with keys to such lock or device within 48 hours in the event of such installation. Once installed, an approved lock may not be removed even when the unit is vacated. Not to give Residence door/gate keys, which are the exclusive property of the SFHA, to any other person without the prior written consent of the SFHA. To pay for the entire cost of all key and lock replacement in the event that any door/gate keys to the Residence are lost. To return all keys to the SFHA when the Residence is vacated and to pay for the cost of new locks and keys if all keys are not returned. To close and lock doors when entering or leaving the building or grounds. To use building keys to enter the building and to ensure that Tenant, Household Members or guests do not lock themselves out of the Residence. If the SFHA must assist any Tenant or Household Member in unlocking the Residence, the SFHA shall assess a fee and may require Tenant to hire a professional locksmith.

(Q) MAINTENANCE: To maintain the grounds immediately surrounding the Residence in good condition, including but not limited to keeping the grounds free of weeds, debris, waste, trash and rubbish. To secure and maintain a garden hose, if appropriate, adequate for the purpose of watering and maintaining the grounds. Upon termination of tenancy and the request of the SFHA, to restore the Residence to the original condition as received excepting normal wear and tear.

(R) MOTOR VEHICLES: To comply with the following rules concerning motor vehicles.

1. Household Members and guests who drive vehicles onto SFHA property must have a valid driver's license.
2. All vehicles driven or parked on SFHA property must be insured to the minimum required by California law and have a current registration. Trailers, non-operating motor vehicles and motor vehicles without current registration are not permitted within the Development and shall be towed at the owner's expense.
3. All vehicles parked on SFHA property must be kept in good running order and must be moved at least every 72 hours or according to signs posted by the SFHA and City and County of San Francisco.
4. To cooperate with the SFHA by obtaining SFHA-issued parking permits. Only vehicles with currently valid parking permits issued by the SFHA may park in lots located within the Housing Development. If parking spaces are assigned, Household Members shall park only in their assigned space. Vehicles parked by Tenants in violation of Section 14(R) may be subject to immediate tow at Tenant's expense.
5. Outside of routine maintenance, i.e. flat tires, changing windshield wipers, adding windshield wiper fluid, etc., the Tenant agrees not to repair or service automobiles, motorcycles, other motor vehicles, or any other heavy machinery anywhere on the Development property or on public streets within the Development.

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6. Not to drive or park motor vehicles on areas not specifically designated for driving or parking. Absolutely no parking on the lawns or sidewalks.
7. To remove at Tenant's expense from the Development, any unlicensed, unregistered, uninsured or inoperable motor vehicles or trailers owned by any Household Member or guest. Tenant must remove said vehicle or trailer within three (3) days after notice by the SFHA or other appropriate authority.
8. All traffic signs including, but not limited to, parking and speed limit signs shall be observed.

(S) NUISANCE: Not to commit or maintain a nuisance on or about the Residence or the Development. Not to create or permit to exist any condition that results in risk to the health or safety of any person or damage to property.

(T) QUIET ENJOYMENT: To act in a manner that will not disturb the rights of other residents to the peaceful enjoyment of their accommodations, and will be conducive to maintaining the Development in a decent, safe, and sanitary condition. To refrain from playing musical instruments and electronic devices such as radios, televisions, CD, record and tape players at an unreasonable volume anywhere within the Development at any time, and to refrain from playing at a volume audible outside the Residence. To refrain from creating any noise that is reasonably objectionable to other residents.

(U) SATELLITE DISHES: Not to install any antennas or satellite dishes without prior written approval of the SFHA. Such installation shall be subject to all the following rules and conditions:

1. Dish must be installed within the exterior boundaries of the Residence, or inside balcony railings or windows.
2. Dish may not exceed one (1) meter in diameter.
3. A licensed contractor must securely and properly mount dish in a professional manner.
4. Installation must not damage unit, unit walls or other facilities.
5. Tenant shall be responsible for any injury or damage to persons or property caused by the satellite dish. Tenant shall obtain liability insurance against injury or damage and shall pay a deposit in accordance with Section 7(D). Proof of such insurance shall be provided to the SFHA, with SFHA listed as "additional insured" prior to approval of installation and upon each renewal of coverage.

(V) SIGNS: Not to display on or about the Residence or Development any signs or advertisements of any kind including but not limited to signs for goods or services. This excludes political signs.

(W) STORAGE OF PERSONAL PROPERTY: Personal property shall not be stored outside the Residence at any time without the prior written approval of the SFHA. The SFHA shall not be responsible for any loss or damage to personal property stored outside the Residence.

(X) UNSUPERVISED CHILDREN: Tenant shall not leave minor children unsupervised.

(Y) VARIOUS: Pigeons and other wildlife are not to be fed.

(Z) WATERBEDS: Not to install a waterbed or other bed with liquid filling material without prior written approval of the SFHA. To obtain and maintain liability insurance against property damage and to pay a deposit in accordance with Section 6 of this Lease. [CCP.1940.5]

(AA) RESTRAINING ORDERS AND/OR STIPULATED AGREEMENTS: Inform property manager of all restraining orders, emergency protective orders, and/or stay away orders of any kind. Tenant will comply with all such

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orders until lifted by proper authorities or for the duration of a stipulated agreement, if applicable.

(BB) MOLD AND MILDEW: Tenant will take positive steps to prevent growth of mold and/or mildew in their apartment, including properly ventilating rooms, cleaning small areas, and reporting growth of mold and/or mildew to the SFHA. The Tenant will fully cooperate with the SFHA in the abatement of mold and/or mildew including moving furniture away from the walls, emptying closets, removing items from cupboards, and other actions to make the affected areas accessible for abatement.

(DD) CIVIL RIGHTS: Tenants, their family members, and guests will not engage in any activities that could be construed as hate-based incidents, including racial, ethnic, religious, sex, sexual orientation, gender identification, disability, familial status, or age epithets involving any persons on or near SFHA property. This provision also covers any hate-based graffiti caused by Tenants, their family members, and guests on or near SFHA property. Violation of this provision of this Lease is a material violation of the Lease and grounds for eviction.

15. PROHIBITION ON FIREARMS AND OTHER ILLEGAL WEAPONS

(A) Unlawful ownership, unlawful possession, unlawful transportation or unlawful use of any firearm or any weapon, in or around the Residence, the Development, or SFHA property, by a Household Member, guest, or other person under the control of a Household Member, is strictly prohibited.

(B) Violation of the provisions of the section 15 by any Household Member, guest, or other person under the control of a Household Member, shall be grounds for immediate Lease termination and eviction. The term "firearm" is defined broadly and shall include but not limited to all pistols, revolvers, other handguns, rifles, shotguns, automatic, and semiautomatic guns, and any other instrument that expels a metallic, partly metallic, or other hard projectile, including but not limited to BB guns, air guns and spring action guns.

16. CRIMINAL AND DRUG RELATED ACTIVITIES

(A) In an effort to make public housing communities safer, the SFHA has implemented a **"zero tolerance"** policy towards the commission of criminal and drug-related activities. Tenant agrees that the SFHA may terminate this Lease in accordance with Section 18 if any Tenant, Household Member, guest, or other person under Tenant's control engages in any of the following activities below. As used throughout this Lease, "person under Tenant's control" shall mean a person other than a guest who enters the Development at the invitation of Tenant or a Household Member or guest. INT.____ ___

(B) CRIMINAL ACTIVITY: Tenant shall ensure that no Household Member, guest, or other person under Tenant's control engages in any criminal activity on or off SFHA owned property including HOPE VI sites under private management. Such criminal activity includes but is not limited to any conduct that threatens the health or safety of any SFHA resident, employee or member of the public who is on or near SFHA property, or that threatens the right of any SFHA resident, guest or neighbor in the immediate vicinity to the peaceful and quiet enjoyment of their residence. Tenant shall be held responsible for any criminal activity of a Household Member, guest or other person under Tenant's control. The SFHA may terminate this Lease for criminal activity regardless of

whether there is an arrest or conviction. Residents who are evicted pursuant to this provision shall be barred from readmission to SFHA Public Housing in accordance with the ACOP in effect on the date the application for readmission is submitted.

(C) DRUG-RELATED CRIMINAL ACTIVITY: The SFHA will comply with all HUD regulated One Strike laws. In accordance with HUD One Strike regulations, Tenant shall ensure no Household Member engages in drug related criminal activities on or off the property. For purposes of this Section, "drug-related criminal activity" shall mean the illegal use, manufacture, sale, possession or distribution of a controlled substance in violation of State or Federal law. The SFHA may terminate this Lease for drug-related criminal activity regardless of whether there is an arrest or conviction. Residents who are evicted pursuant to this Lease provision shall be barred from readmission to SFHA Public Housing in accordance with the ACOP in effect on the date the application for readmission is submitted.

(D) USE OF CRIMINAL RECORD: If the SFHA seeks to terminate the tenancy for criminal activity as shown by a criminal record, the SFHA must notify the household of the proposed action to be based on the information and must provide the subject of the record and the Tenant with a copy of the criminal record before the SFHA grievance hearing or court trial concerning the termination of tenancy or eviction. The Tenant must be given an opportunity to dispute the accuracy and relevance of that record in the grievance hearing or court trial. The SFHA may not pass along to the Tenant the costs of a criminal records check.

(E) CIVIL CITATIONS: Tenants must comply with all provisions of this Lease. The SFHA or its designee reserves the right to issue citations for Lease violations. A Tenant receiving three (3) or more citations in a twelve (12) month period shall be subject to non-renewal of the Lease or eviction, depending on the nature of the violation.

(F) ALCOHOL ABUSE: Tenant shall ensure that no Household Member, guest or other person under Tenant's control engages in any alcohol abuse that affects the health, safety or right to peaceful enjoyment of the premises by other residents, SFHA employees or agents. Consumption of alcoholic beverages in public areas of the Development is strictly prohibited.

(G) METHAMPHETAMINE CONVICTION: The SFHA shall immediately terminate this Lease if it determines that any Household Member has ever been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of Federally or publicly assisted housing. Any person convicted of manufacturing or producing methamphetamines on the premises is ineligible to receive public housing assistance. The SFHA shall deny assistance to applicants with such convictions and shall evict any resident who is already receiving assistance.

(H) REGISTERED SEX OFFENDER: The SFHA shall immediately terminate this Lease if it determines that any Household Member has ever been convicted of a sexual criminal offense that is subject to the California Sex Offender Registration Program. Residents who are evicted pursuant to this provision shall be permanently barred from readmission to public housing.

(I) FUGITIVE FELON OR PAROLE VIOLATOR: The SFHA shall terminate this Lease if it determines that any Household Member is fleeing to avoid prosecution or incarceration for a felony crime or for violating a condition of probation or parole imposed under Local, State or Federal law.

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(J) FRAUDULENT INFORMATION: Tenant and Household Members shall not commit fraud, bribery, or any other corrupt or criminal act in connection with any public housing program. Tenant and Household Members shall not receive any public housing program or housing choice voucher program while receiving another housing subsidy under any other Federal, State or local housing assistance program. The SFHA shall terminate this Lease if it determines that Tenant or any Household Member has submitted fraudulent information or committed fraud to secure or otherwise remain in Public Housing and may do so with a 30-Day Notice to Quit.

(K) DOMESTIC VIOLENCE: The SFHA may not terminate the tenancy except for serious or repeated violation of the terms or conditions of the lease or for other good cause, and that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy right of the victim of such violence. Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of that domestic violence, dating violence, or stalking. Notwithstanding Federal, State, or local law to the contrary, the SFHA may bifurcate a lease under this section, or remove a household member from a lease under this section, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the relevant program of HUD–assisted housing. Nothing in subparagraph (K) limits any otherwise available authority of the SFHA to evict a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. Nothing in subparagraph (K) may be construed to limit the SFHA to terminate the tenancy of any tenant if the SFHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated.

17. TERMINATION BY TENANTS

(A) Tenant may terminate this Lease at any time by giving at least thirty (30) days' written notice to the SFHA. Notice will be deemed given when the SFHA is in receipt of Tenant's written notice. Tenant shall move out promptly and shall leave the Residence in as clean and good a condition as received at the start of occupancy, reasonable wear and tear accepted, and return all keys to the SFHA. All Household Members and other occupants shall completely vacate the Residence within the 30-day period. If Tenant does not give the full notice, Tenant shall be liable for Rent to the end of the notice period or to the date the Residence is re-Rented,

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whichever comes first.

(B) Upon Lease termination, eviction by the SFHA, abandonment of the Residence, or transfer of the Household to another dwelling unit, any personal property left at the Residence shall be stored and handled in the manner prescribed by California Civil Code Section 1980 et seq.

(C) If any Tenant who has signed the Lease ceases to reside at the Residence for any reason the SFHA must be notified and this Lease shall terminate. If an eviction action has not been brought, the SFHA may allow remaining Household Members who are already on the Lease to occupy the Residence provided that a qualified and responsible remaining adult Household Member, or a court appointed guardian or court declared emancipated minor meets all the eligibility and sustainability criteria, enters a new Lease agreement with the SFHA.

18. TERMINATION BY SFHA

(A) Any termination of this Lease shall be carried out in accordance with U.S. Department of Housing and Urban Development regulations, State and local law, and the terms of this Lease.

(B) The SFHA may terminate this Lease for violations of material terms of the Lease, such as failure to fulfill the obligations set forth in this Lease or for other good cause. Such serious or repeated violation of terms shall include but not be limited to the following:

1. Failure to pay Rent or other charges when due, or habitual late payment of Rent as defined in Section 5(D).
2. Failure to pay utility bills when Tenant is responsible for paying such bills directly to the utility company.
3. Failure to comply with Tenant obligations described in Section 14.
4. Failure to supply timely and accurate statements of income, assets, expenses and family composition needed to process annual Rent re-examinations or interim re-determinations.
5. Failure to attend scheduled re-examination interviews or to cooperate in the verification process if the Tenant has chosen to pay Rent based on a percentage of income.
6. Serious or repeated damage to the Residence, nuisance, creation of physical hazards in the Residence, common areas, grounds or parking areas of any Development.
7. Criminal activity or alcohol abuse as provided in Section 16.
8. Failure to perform community service as required by Federal law or participate in an economic self-sufficiency program. This constitutes grounds for non-renewal of the Lease and termination of tenancy.
9. Failure to allow inspection of the dwelling unit.
10. Determination that a family member has knowingly permitted an ineligible non-citizen not listed on the Lease to permanently reside in their public housing unit.
11. Failure to comply with a court order or written statement.
12. Fraud.
13. Failure to accept the SFHA's offer of a Lease revision to an existing Lease that is on a form adopted by the SFHA with written notice of the offer of the revision at least sixty (60) calendar days before the Lease revision is scheduled to take effect; and with the offer specifying a reasonable time limit within that period

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for acceptance by the family.

(C) The SFHA shall give Tenant written notice of termination of the Lease, stating the grounds for the termination, and informing Tenant of the right to make such reply as Tenant may wish. The notice shall also inform Tenant of the right to examine SFHA documents directly relevant to the Lease termination, and the right to request a grievance hearing, if applicable. The length of the notice shall be as follows:

1. Fourteen (14) days in the case of failure to pay Rent.
2. Three (3) days when the health or safety of other residents, SFHA employees or contractors, or neighbors residing in the immediate vicinity of the premises are threatened; or if any Household has a dog in violation of the Lease; or if any Household Member has engaged in any criminal or drug-related activity as described in Section 16; or if any Household Member has been convicted of a felony; or if any Household Member has committed fraud.
3. Thirty (30) days in any other case or such period as allowed by State or local law.

(D) In deciding to evict for criminal activity as described in Section 16, the SFHA shall have sole discretion to consider all of the circumstances of the case, including the seriousness of the offense, the extent of participation by or awareness of Household Members, and the effect the eviction would have on Household Members who did not engage in the prohibited activity. The SFHA may, in its sole discretion, permit continued occupancy by non-offending Household Members provided they agree that the offending Household Member shall not reside at or visit the Residence and shall not be invited or allowed upon the Development. The SFHA has a "zero tolerance" policy for illegal drug activity and may, in its sole discretion, require a Household Member who engaged in the illegal use of drugs to present credible evidence of successful completion of a satisfactory treatment program as a condition of being allowed to reside at the Residence. This is not intended to be an exhaustive list and the SFHA reserves its right to impose other conditions, terms and stipulations.

(E) When the SFHA evicts a Tenant from a Residence for criminal activity, the SFHA shall notify the local post office serving that Residence that such individual or family is no longer residing in the unit so that the post office will stop mail delivery for such persons and they will have no reason to return to the unit.

(F) The unintended receipt of money by the SFHA from Tenant or Household Members after notice of termination of Lease shall neither reinstate the Lease nor affect the notice. By depositing said payments, the SFHA shall not be deemed to have waived its right to terminate the Lease or to prosecute and maintain an action to evict Tenants.

(G) Any notice to vacate or quit that is required by State or local law may be combined with, or run concurrently, with the notice of Lease termination under this Section. The notice to vacate must be in writing, and specify that if Tenant fails to quit the premises within the applicable statutory period, appropriate action will be brought against Tenant. In case of litigation, each party agrees to be responsible for their own attorney's fees unless otherwise stipulated to by the parties or provided by law.

(H) When the SFHA is required to offer Tenant the opportunity for a grievance hearing concerning the Lease termination under the SFHA's grievance procedure, the tenancy shall not terminate (even if the Notice to

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Vacate under the State or Local law has expired) until the period to request a hearing has expired, or (if a hearing is requested) the grievance process has been completed.

(I) When the SFHA is not required to offer Tenant the opportunity for a hearing under the grievance procedure and the SFHA has decided to exclude such a grievance from SFHA grievance procedure, the notice of Lease termination shall:

1. State that Tenant is not entitled to a grievance hearing on the termination.
2. Specify the judicial eviction procedure to be used by the SFHA for eviction and state that HUD has determined that this eviction procedure provides opportunity for a hearing in a court that contains the basic elements of due process as defined in HUD regulations.
3. State whether the eviction is for criminal activity as defined in Section 16.

19. ABANDONMENT

(A) If Tenant is absent from the Residence for fourteen (14) consecutive days without giving notice and while in default of Rent, the SFHA shall proceed with establishing that Tenant has abandoned the unit according to State law. The SFHA may then repossess the unit and dispose of Tenant's personal property pursuant to State law.

(B) The SFHA reserves the right to terminate this Lease in accordance with Section 18 if Tenant is absent from the Residence for more than sixty (60) consecutive days without providing advance written notice to the SFHA. Under no circumstances will this Lease continue if Tenant has been absent for more than six (6) months. These measures are in place for security and maintenance reasons. The SFHA will take into consideration travel and medical needs as long as the Rent remains paid and the unit is well kept.

20. NOTICES

(A) Notices to Tenant shall be in writing and delivered to any adult Household Member, or sent by first-class mail properly addressed to Tenant.

(B) Notices to the SFHA shall be in writing and delivered to the property office or the SFHA main office, or sent by first-class mail properly addressed and with sufficient postage.

(C) Notice shall be defined as written correspondence between the SFHA and Tenants.

(D) If the Tenant is visually impaired, all notices will be made in an accessible format.

(E) The notice of proposed adverse action shall inform the Tenant of the right to request a grievance hearing. In the case of a Lease termination, a notice of Lease termination in accordance with Section 18(C) of the Lease shall constitute adequate notice of proposed adverse action.

21. GRIEVANCE PROCEDURE

(A) If the SFHA seeks to terminate the Lease or takes some other adverse action against the Household, Tenant may, in some instances, be entitled to request a grievance hearing to contest the action. Tenant may also be entitled, in some instances, to a hearing to resolve other disputes or grievances with the SFHA.

(B) The SFHA's Grievance Procedures set forth the matters that can be the subject of a grievance hearing as well as

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the process for requesting a hearing and the procedures to be followed during the hearing. Upon request, the SFHA will furnish the Grievance Procedures. The SFHA Grievance Procedures are incorporated by reference.

(C) In the case of a proposed adverse action other than a proposed Lease termination, the SFHA shall not take the proposed action until the time for the Tenant to request a grievance hearing has expired, and (if a hearing was timely requested by the Tenant) the grievance process has been completed.

22. Provisions For Modification

(A) This Lease, together with any attachments and all documents incorporated by reference, constitutes the entire agreement between the parties. Neither the SFHA nor any of its employees has made any representations other than those contained in this Lease.

(B) Any changes to this Lease shall only be made in writing, dated and signed by both Tenant and the SFHA, except for Rent changes as provided in Section 9. Failure by a Tenant to accept a Lease revision is grounds for termination of tenancy.

(C) Documents incorporated into this Lease, such as the Maintenance Charge List, Schedule of Utility Allowances, Grievance Procedures, Pet Policy, ACOP, transfer and Rent policies, and any building or development rules or other regulations, may be changed from time to time by the SFHA. The SFHA shall give thirty (30) days' notice prior to the effective date of any amendments to these documents, setting forth the proposed changes and providing residents with an opportunity to make written comments. The SFHA shall consider resident comments before the proposed changes become effective.

23. Housekeeping Standards

In an effort to improve the livability and conditions of the apartments owned and managed by the SFHA, uniform standards for resident housekeeping have been developed for all Tenant families.

(A) SFHA Responsibility: The standards that follow will be applied fairly and uniformly to all Tenants. The SFHA will inspect each unit at least annually, to determine compliance with the standards. Upon completion of an inspection, the SFHA will notify Tenant in writing if he or she fails to comply with the standards. The SFHA will advise Tenant of the specific correction(s) required to establish compliance, and indicate that training is available. Within a reasonable period of time, the SFHA will schedule a second inspection. Failure of a second inspection will constitute a violation of the Lease terms. Training will be available at no cost to any Tenant requesting or needing assistance in complying with the Housekeeping Standards.

(B) Tenant Responsibility: Tenant shall abide by the standards set forth below. Failure to abide by the Housekeeping Standards is a material violation of this Lease and grounds for eviction.

(C) General Housekeeping Standards Inside the Apartment

1. Windows shall be clean and not nailed shut.
2.
3. Heating units shall be dusted and kept clear of any clutter or furniture within three (3) feet.
4. Hallways through the unit shall be unobstructed.

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5. Nothing shall be stored in the area of the hot water heating system.

(D) Housekeeping Standards Inside the Kitchen

1. Stove shall be clean and free of food and grease.

(E) Housekeeping Standards Outside the Residence

1. Entryways, sidewalks, halls, paths, stairways and other common areas shall be clean and free of hazards.
2. No items, including but not limited to rugs and clothing, shall be hung from windows, balconies or fences.

24. HOLD HARMLESS

Tenant agrees to hold the SFHA harmless for claims for injury or property damage resulting from circumstances beyond the control of the SFHA.

25. INSURANCE

The SFHA is not responsible for loss or damage to personal property in or around the residence. Tenants are strongly encouraged to obtain Renter's insurance at their own expense to protect their property against loss or damage due to fire, flood, theft, vandalism, or other casualty. The SFHA's liability for loss, damage or personal injury is limited to that imposed by law.

26. MEGAN'S LAW

The California Department of Justice, sheriff's department, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the location of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line though which inquires about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available though the "900" service.

27. MISCELLANEOUS

(A) Each and every term in this Lease shall be considered material.

(B) If any provision of this Lease is found to be void, unenforceable or illegal, then the remaining provisions shall remain in effect.

(C) Tenant warrants that all statements and representations Tenant made in the application for SFHA housing are truthful. Tenant agrees that knowingly false statements or misrepresentations made in the application or during the Rent review process (see Section 9B) shall constitute grounds for eviction.

(D) In any legal action to enforce any provision of this Lease, each party shall bear its own attorney's fees.

(E) The SFHA's failure to insist in any one or more instance upon the strict observance of the terms of the Lease shall not be considered a waiver of the SFHA's right thereafter to enforce the provisions of the Lease. The SFHA shall not waive its rights to enforce the Lease provisions unless it does so in writing, signed by an

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authorized agent of the SFHA.

(F) The acceptance of Rent by the SFHA with knowledge of any violations of this Lease shall not operate as a waiver of the violations.

28. SIGNATURES

BY SIGNING THIS LEASE, EACH TENANT CERTIFIES THAT:

1. Tenant has read, or has had this Lease explained or read to him or her, and that Tenant understands the Lease;

2. That all of the information that Tenant gave to the SFHA is true and correct; and

3. That Tenant shall occupy the Residence as Tenant's sole residence as of the Effective Date (see Section 1).

Executed on the _____ day of _____, 20____.

TENANT(S) SIGNATURES:

1. _____ 2. _____

3. _____ 4. _____

5. _____ 6. _____

7. _____ 8. _____

SAN FRANCISCO HOUSING AUTHORITY:

By: Print Name:

_____ _____

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Financial Resources

The San Francisco Housing Authority has included a financial resources statement listing general categories. The financial data was prepared on June 3, 2009.

San Francisco Housing Authority
Financial Resources
Planned Sources and Uses

Sources	Planned $	Planned Uses
1. Federal Grants (Oct. 1, 2009)		
a) Public Housing Operating Fund	$34,099,412	
b) Public Housing Capital Fund	$13,708,700	
c) Annual Contribution for Section 8 Tenant Based Assistance	$108,359,753	
d) ROSS Grants	$0	
e) CDBG, MOCD, & MOH	$2,000,000	
f) CPD Technical Assistance Grant (NI)	$1,176,000	Modernization Activities
Other Federal Grants		
CFP Replacement Housing Factor	$461,179	Modernization Activities
2. Prior Year Federal Grants		
(Unobligated Funds Only) List Below		
2006 CFP (As of 3/31/09)	$270,771	Modernization Activities
2006 CFP-RHF (As of 3/31/09)	$230,070	Modernization Activities
2007 CFP (As of 3/31/09)	$2,506,771	Modernization Activities
2007 CFP- RHF (As of 3/31/09)	$452,443	Modernization Activities
2008 CFP (As of 3/31/09)	$4,901,108	Modernization Activities
2008 CFP-RHF (As of 3/31/09)	$461,179	Modernization Activities
2009 CFP-ARRA (As of 3/31/09)	$17,876,716	Modernization Activities
3. Public Housing Dwelling Rental Income		
Estimated Annual Rent Roll (Oct. 1, 2009)	$18,347,071	Management and Maintenance Operations
4. Other Income (List Below)		
Mod Rehab	$8,999,390	Section 8 Tenant Based Assistance
Shelter Plus Care (Contract with City Human Services Agency)	$6,438,435	Section 8 Tenant Based Assistance
HOPWA	$3,071,427	Section 8 Tenant Based Assistance
5. Non-Federal Sources (List Below)		
HOPE SF (2007)	$433,000	Modernization Activities
Total Resources	**$223,793,425**	

Rent Determination

The San Francisco Housing Authority has included in this section the rent determination policies for public housing residents (Sections 12 and 13 of the *Admissions and Continued Occupancy Policy*) and Section 8 voucher holders (Section 11 of the *Administrative Plan for the Section 8 Voucher Program*).

San Francisco Housing Authority

Admissions and Continued Occupancy Policy (ACOP)

FY 2008

exceed the SFHA utility allowance for their unit and are responsible for any additional utility cost [24 CFR 966.4 (b)(2)].

12.0 RESIDENT CHOICE OF RENT PAYMENT

All resident households in San Francisco Housing Authority public housing units, shall pay as monthly rent either an income-based rent or a flat rent. The Authority shall provide to each family residing in a public housing dwelling unit the opportunity to elect annually whether the rent paid by such family shall be the income-based or the flat rent. The Authority may not at any annual recertification fail to provide both such rent options to any household residing in a Low-Income public housing unit. **[QHWRA;24 CFR 960.253(a) (1)]**

12.1 Flat Rents

A. The SFHA will establish flat rents for each public housing dwelling unit, beginning 10/01/02 (***See Appendix F***). The flat rent for a unit is based on the rental value of the unit, and is designed so that the rent does not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient. Flat rents for public housing units will be based on the unit location, quality, type, size, and age of the unit, as well as any amenities, housing services, maintenance, and utilities provided by SFHA. Flat rents will be calculated according to reasonable market values as determined by a Rent Reasonableness study conducted by the SFHA no more than once every five years. The results of the study will be included in each Five-Year Plan.

B. The Authority adopts a two-tiered flat rent schedule.

   1) For newly constructed units, replacement housing, and completely rehabbed units finished after October 1,1999, the flat rents will be set at the maximum rents determined by the California Low Income Tax Credit Program ("LIHTC") as indicated in SFHA Board Resolution 4826, which adopted flat rents for Bernal dwellings. The Authority will review the flat rent schedule annually to ensure its appropriateness. Flat rents will be adjusted to reflect the most recent Tax Credit rents as published by the California Low Income Tax Credit Program. (*See Appendix F*)

   2) ***Effective*** 10/01/02, the Authority will ***adopt*** flat rents, based on a reasonable market value for those units. **[24 CFR 960.253 (b); QHWRA; Section 523]** (*See Appendix F*)

C. The Authority shall immediately provide for a family to switch to an income based rent instead of a flat rent amount upon the determination that the family is unable to pay the flat rent amount because of financial hardship, including:

   1) Situations in which the income of the family has decreased because of changed circumstances, loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;

2) An increase, because of changed circumstances, in the family's expenses for medical costs, child care, transportation, education or similar items; and

3) Such other situations as may be determined by the Authority. **[24 CFR 960.253 (f)]**

D. For families electing the flat rent payment amount, the Authority shall review the income of such families not less than once every three (3) years. Families choosing to pay the income-based rent shall continue to have a re-examination of income once every twelve (12) months. **[24 CFR 960.257 (a)(2)]**

12.2 Income–Based Rent

A. At the time of admission or the reexamination, all families shall be charged the greater of:

1) Thirty percent (30%) of the monthly adjusted income; or

2) Ten percent (10%) of the unadjusted monthly income.

3) The SFHA's minimum rent

B. All families shall be afforded the resident choice of rent payment and can choose to pay the income-based rent or the established flat rent. **[QHWRA; Section 523; CFR 960.253 (a)(1)]**

12.3 Minimum Rent

A. The San Francisco Housing Authority has established $25.00 as its minimum rent if the SFHA's minimum rent is the amount calculated for TTP (see above).

B. Exemption of payment of minimum Rent

1) The Authority is required to grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship. Financial hardship includes the following:

a) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;

b) When the family income decreases because of changed circumstances, including loss of employment.

c) When the family would be evicted because it is unable to pay the minimum rent;

d) When a death has occurred in the family; and

e) Other circumstances as determined by the SFHA or HUD

2) Hardship exemption process

a) The family must notify the property office in writing within 10 days of the event that caused the hardship.

b) If a family requests a financial hardship exemption, the SFHA shall immediately suspend the minimum rent requirement beginning the month following the family's request for a hardship exemption, and continuing until the SFHA determines whether there is a qualifying financial hardship and whether it is temporary or long term.

c) SFHA shall promptly determine whether a qualifying hardship exists and whether it is temporary or long term.

d) The SFHA shall not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the family's request for a hardship exemption.

e) If the SFHA determines that the hardship does not meet HUD's definition, the SFHA shall reinstate the minimum rent from the beginning of the suspension of the minimum rent.

f) If the SFHA determines that a qualifying financial hardship is temporary (expected to last less than 90 days), the SFHA shall reinstate the minimum rent from the beginning of the suspension. The SFHA shall offer the family a reasonable repayment agreement, on terms and conditions established by the SFHA, for the amount of back minimum rent owed by the family.

g) If the SFHA determines that a qualifying financial hardship is long term, the SFHA shall exempt, retroactively to the date of the family's request for a minimum rent exemption, the family from the payment of the minimum rent until the hardship no longer exists.

13.0 Definitions and Procedures to be used in Determining Income and Rent

13.1 Annual Income [24 CFR 5.609]

Annual income is the anticipated total income from all sources, including net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member age 18 years or older including all net income from assets for the 12-month period following the effective date of initial determination or re-examination of income, exclusive of income that is temporary, non-recurring, or sporadic as defined below or is specifically excluded from income by another federal statute. Annual income includes but is not limited to:

A. The full amount before any payroll deductions of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

B. The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight-line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered as income when used to reimburse the family for cash or assets invested in the business;

C. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight-line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property. Where the family has Net Family Assets in excess of $5,000. Annual Income shall include the *greater of* the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD;

D. The full amount of *periodic* payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts. Except delayed or deferred periodic payment of social security or supplemental security income benefits;

E, Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay. (See Paragraph B.3 of this section concerning treatment of lump-sum additions as family assets);

F. All welfare assistance payments received by or on behalf of any family member.

G. Periodic and determinable allowances, such as alimony and child support payments, and regular cash contributions or gifts received from persons not residing in the dwelling; and

H. All regular pay, special pay (not including pay for exposure to hostile fire), and allowances of a family member in the Armed Forces.

13.2 Items not included in Annual Income [24 CFR 5. 609]

Annual Income does not include the following:

A. Income from the employment of children (including foster children) under the age of 18 years;

B. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);

C. Lump sum or delayed additions to family assets, such as inheritances, insurance payments, (including payments under health, and accident insurance, and worker's compensation) capital gains, and settlement for personal property losses; (but see paragraphs A.4 and A.5 above if the payments are or will be periodic in nature);

D. Amounts received by the family, which are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

E. Income of a live-in aide provided the person meets the definition of a live-in aide (See Section 7.0 of this policy);

F. The full amount of student financial assistance paid directly to the student or the educational institution;

G. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;

H. Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to attain Self-Sufficiency (PASS);

I. Amounts received by a participant in other publicly assisted programs which are specifically for, or in reimbursement of, out-of-pocket expenses incurred (i.e. special equipment, clothing, transportation, child care, etc.) to allow participation in a specific program;

J. *A resident services stipend.* A resident services stipend is a modest amount (not to exceed $200/month *per person*) received by a SFHA resident for performing a service for the SFHA, on a part-time basis, that enhances the quality of life in public housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident-initiatives coordination. No resident may receive more than one such stipend *at a time*;

K. Temporary, non-recurring, or sporadic income (including gifts);

L. For all initial determinations and reexamination of income on or after 23 April 1993, reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;

M. Earnings in excess of $480 for each full-time student 18 years old or older (excluding the head of the household and spouse);

N. Adoption assistance payments in excess of $480 per adopted child;

O. The earnings approved for an exclusion of income under the U.S. Housing Act of 1937 **[CFR 960.255]**

1) The earned income disallowance is exclusion from annual income.
2) A qualified family is a family residing in public housing:

a) Whose annual income increases as a result of employment of a family member who was unemployed for one or more years previous to unemployment;

i. "Previously unemployed" includes a person who has earned, in the twelve months previous to employment, no more than would be received for 10 hours of work per week for 50 weeks at the established minimum wage.

b) Whose annual income increases as a result of increased earnings by a family member during participation in any economic self-sufficiency or other job training program (the training program must have a specific start and end date, otherwise the SFHA will recognize a two-year training period); or

c) Whose annual income increases, as a result of new employment or increased earnings of a family member, during or within six months after receiving assistance, benefits or services under any state program for temporary assistance for needy families (TANF and Welfare-to-Work (WTW) programs). The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance – provided that the total amount over a six-month period is at least $500. The $500 threshold is not applicable if the family is receiving regular TANF income maintenance (cash grant).

3) Disallowance of increase in annual income

a) Initial twelve-month exclusion. During the cumulative twelve month period beginning on the date a member of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, the SFHA shall exclude from annual income any increase in income of the family member as a result of employment over the prior income of that family member.

i. The effective date of the disallowance begins on the first of the month following qualifying employment.

b) Second twelve-month exclusion. During the second cumulative twelve month period after the date a member of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, the SFHA shall exclude from annual income fifty percent of any increase in income of such family member as a result of employment over income of that family member prior to the beginning of such employment.

c) Maximum four-year disallowance. The disallowance of increased income of an individual family member is limited to a lifetime 48-month period. It only applies for a maximum of twelve months of the initial "full" exclusion, and a maximum of twelve months of the second "phase-in" exclusion.

P. Lump sum payments of supplemental security income and social security benefits representing delayed periodic

Q. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;

R. Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;

S. Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary). The following is a list of benefits excluded by other Federal Statute as of April 30, 2001. **[Federal Register, Vol. 66, #77]**:

1) The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977. **[7 USC 2017 (h)]**

2) Payments to volunteers under the Domestic Volunteer Service Act of 1973. **[42 USC 5044 (g), 5088]** Examples of programs under this Act include but are not limited to:

   a) Retired Senior Volunteer Program (RSVP), Foster Grandparent Program (FGP), Senior Companion Program (SCP), and the Older American Committee Service Program;

   b) National Volunteer Antipoverty Programs such as VISTA, Peace Corps, Service Learning Program, and Special Volunteer Programs;

   c) Small Business Administration Programs such as the National Volunteer Program to Assist Small Business and Promote Volunteer Service to Persons with Business Experience, Service Corps of Retired Executives (SCORE), and Active Corps of Executives (ACE);

3) Payments received under the Alaska Native Claims Settlement Act **[43 USC 1626 (a)]**;

4) Income derived from certain sub-marginal land of the United States that is held in trust for certain Indian tribes **[(25 USC 459e]**;

5) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program **[42 USC 8624 (f)]**;

6) Payments received under programs funded in whole or in part under the Job Training Partnership Act **[29 USC. 1552 (b)]**;

7) Income derived from the disposition of funds of the Grand River Band of Ottawa Indians **[Pub. L. 94-540, 90 State 2503-04]**;

8) The first $2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims **[25 USC. 1407-08]**, or from funds held in trust for an Indian Tribe by the Secretary of Interior **[25 SC. 117b, 1407]**;

9) Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs. **[20 USC 1087 uu]** Examples of Title IV programs include but are not limited to: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College Work Study, and Byrd Scholarships;

10) Payments received from programs funded under Title V of the Older Americans Act of 1965 **[42 USC 3056 (f)]**. Examples of programs under this act include but are not limited to: Senior Community Services Employment Program (CSEP), National Caucus Center on the Black Aged, National Urban League, Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb;

11) Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the *In Re Orange* product liability litigation, M.D.L. No 381 (E.D.N.Y.);

12) Payments received under the Maine Indian Claims Settlement Act of 1980 **[Pub. L. 96-420, 94 Stat. 1785]**;

13) The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 **[42 USC. 9858q]**; and

14) Earned income tax credit refund payments received on or after January 1, 1991 **[26 USC. 32 (j)]**.

13.3 Anticipating Annual Income [24 CFR 5.609]

If it is not feasible to anticipate income for a 12-month period, the Authority may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period or historical income data to project income. (This method would be used for teachers who are only paid for 9 months or for tenants receiving unemployment compensation.)

13.4 Income of Temporarily or Permanently Absent Family Members

A. PHAs must include all income of every family member who is on the lease including those who are temporarily absent.

B. In addition, the PHA must include the income of the spouse of the head of household if that person is temporarily absent, such as away at college or in the armed forces.

C. The income of permanently absent family members is not counted. The permanently absent family member must be removed from the Lease.

D. The income of an adult child is not usually included unless the adult child is on the lease. It may then be included under some circumstances.

13.5 Adjusted Income [24 CFR 5.611]

Adjusted Income (the income upon which rent is based) means Annual Income less the following deductions and exemptions.

A. For all families

1) Child Care Expenses — A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which Annual Income is computed. BUT ONLY when such care is necessary to enable a family member to be gainfully employed, actively seek employment, or to further his/her education. Amounts deducted must be non-reimbursed expenses and shall not exceed:

   a) The amount of income earned by the family member released to work; or

   b) An amount determined to be reasonable by SFHA when the expense is incurred to permit education.

2) Dependent deduction — An exemption of $480 for each member of the family residing in the household (other than the head of household, or spouse, Live-in Aide, or foster child) who is under eighteen years of age or who is eighteen years of age or older and disabled, or a full-time student.

3) Disability expenses — a deduction of non-reimbursed amounts paid for attendant care or auxiliary apparatus expenses for family members with disabilities where such expenses are necessary to permit a family member(s), including the disabled member, to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

   a) Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for the visually disabled, and equipment added to cars and vans to permit their use by the disabled family member.

   b) For non-elderly families and elderly families without medical expenses: the amount of the deduction equals the cost of all non-reimbursed expenses for disabled care and equipment less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.

   c) For elderly/disabled families with disability assistance expenses and medical expenses, when the total unreimbursed disability expense is equal to or more than three percent of Annual Income: the amount of the deduction equals the cost of all non-reimbursed expenses for disabled care and equipment less three percent of Annual Income (provided the amount so calculated does not exceed the employment income earned) PLUS medical expenses as defined below.

d) For elderly/disabled families with disability assistance expenses and medical expenses, when the total unreimbursed disability expense is less than three percent of Annual Income: the total unreimbursed disability assistance expense is compared to the earnings made possible by the disability assistance expense; the lower of these two figures is then added to the total out-of-pocket medical expense, and then three percent of Annual Income is then subtracted.

B. For elderly and disabled families only:

1) Medical Expense Deduction — A deduction of non-reimbursed Medical Expenses, including insurance premiums, anticipated for the period for which Annual Income is computed. Medical expenses include but are not limited to: services of physicians and other health care professionals, services of health care facilities, insurance premiums (including the cost of Medicare), prescription and non-prescription medicines (non-prescription medicines must be prescribed by a licensed medical professional), transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by SFHA for the purpose of determining a deduction from income the expenses claimed must be verifiable.

a) *For elderly families without disability expenses:* The amount of the deduction shall equal total medical expenses less three percent of annual income.

b) *For elderly families with both disability and medical expenses*: the amount of the deduction is calculated as described in paragraph 1.c) above.

2) Elderly/disabled household exemption – An exemption of $400 per household, see Definitions in the next section.

13.6 Imputed Welfare Income

This applies to "covered families"[12] who reside in public housing. A family's annual income includes the amount of imputed welfare income[13] (because of a specified welfare benefits reduction), plus the total amount of other annual income as determined in accordance with CFR 5.609.

A. Specified welfare benefit reduction is a reduction of welfare benefits by the welfare agency, in whole or in part, for a family member, as determined by the welfare agency, because of:

1) Fraud by a family member in connection with the welfare program; or

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[12] "Covered families" are families who receive welfare assistance under a program for which Federal, State or local law requires that a member of the family must participate in an economic self-sufficiency program as a condition for the assistance.

[13] "Imputed welfare income" is the amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income for purposes of determining rent.

2) Because of welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

B. Therefore, the SFHA shall not reduce a family's rent if the welfare assistance was reduced due to:

1) Fraud by a family member in connection with the welfare program; or
2) Welfare agency sanction against a family member for noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

C. Specified welfare benefit reduction does not include a reduction or termination of welfare benefits by the welfare agency:

1) At expiration of a lifetime or other time limit on the payment of welfare benefits;
2) Because a family member is not able to obtain employment, even though the family member has complied with welfare agency economic self-sufficiency or work activities requirements; or
3) Because a family member has not complied with other welfare agency requirements.

D. At the request of the SFHA, the welfare agency will inform SFHA in writing of the amount and term of any specified welfare benefit reduction for a family member, and the reason for such reduction, and will also inform SFHA of any subsequent changes in the term or amount of such specified welfare benefit reduction. SFHA will use this information to determine the amount of imputed welfare income for a family.

1) The amount of the imputed welfare income is offset by the amount of additional income a family receives that commences after the time the sanction was imposed.
2) When such additional income from other sources is at least equal to the imputed welfare income, the imputed welfare income is reduced to zero.
3) SFHA shall not include imputed welfare income in annual income if the family was not an assisted resident at the time of the sanction.
4) If a public housing tenant claims that the SFHA has not correctly calculated the amount of imputed welfare income in accordance with HUD requirements, and if the SFHA denies the family's request to modify such amount, SFHA shall give the tenant written notice of such denial, with a brief explanation of the SFHA determination of the amount of imputed welfare income.
5) The SFHA notice shall also state that if the tenant does not agree with the SFHA determination, the tenant may request a grievance hearing in accordance with the *SFHA Grievance Policy.*

13.7 Computing Total Tenant Payment (TTP) and Rent

A. For all families the total tenant payment shall be the greater of:

1) 30% of monthly Adjusted Income;
2) 10% of unadjusted monthly Annual Income; or
3) (SFHA's minimum rent of $25)

B. Mixed citizenship families (household contains at least one citizen or eligible immigrant and at least one non-citizen or person with ineligible immigration status) will pay a pro-rated TTP up to the HUD Maximum Rent unless the family chooses to pay flat rent. The SFHA flat rent will be higher than the HUD Maximum Ret. See *Restrictions on Housing Assistance to Non-Citizens Policy* (Appendix A).

C . The Tenant Rent is equal to the Total Tenant Payment minus the Utility Allowance (if any) applicable to the unit. If the Utility Allowance is greater than the Total Tenant Payment, the resident is entitled to a utility reimbursement equal to the difference between the Utility Allowance and the TTP. The SFHA will pay this amount to the resident.

14.0 DEFINITIONS OF TERMS USED IN THIS STATEMENT OF POLICIES

14.1 Definitions

Accessible dwelling units – when used with respect to the design, construction or alteration of an individual dwelling unit, means that the unit is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical disabilities. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in **[24 CFR 8.32 & 40, the Uniform Federal Accessibility Standards]** is "accessible" within the meaning of this paragraph. When an individual dwelling unit in an existing facility is being made accessible for use by a specific individual, the unit will be deemed accessible when it meets the standards that address the impairment of that individual.

*Accessible Facility*_- means all or any portion of a facility other than an individual dwelling unit used by individuals with physical disabilities **[24 CFR 8.3]**.

Accessible Route - for persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility **[24 CFR 8.3 & 40.3.5]**.

Adaptability - the ability to change certain elements in a dwelling unit to accommodate the needs of disabled and non-disabled persons; or ability to meet the needs of persons with different types & degrees of disability **[24 CFR 8.3 & 40.3.5]**.

San Francisco Housing Authority

Section 8 Housing Department

Administrative Plan for the Section 8 Voucher Program

July 9, 2009

11.0 RENT AND HOUSING ASSISTANCE PAYMENT

11.1 GENERAL

After October 1, 1999, the SFHA will issue only vouchers to applicants, movers, and families entering the jurisdiction through portability. Certificates currently held will continue to be honored until the transition of the merger of the Section 8 Certificate and Voucher programs as outlined in 24 CFR 982.502 is complete (see Section 20.0 for additional guidance).

11.2 RENT REASONABLENESS

The Housing Authority will not approve an initial rent or a rent increase in any of the tenant-based programs without determining that the rent amount is reasonable. Reasonableness is determined prior to the initial lease and at the following times:

A. Before any increase in rent to owner is approved;

B. If 60 days before the contract anniversary date there is a 5% decrease in the published FMR as compared to the previous FMR; and

C. If the Housing Authority or HUD directs that reasonableness be re-determined.

11.3 COMPARABILITY

In making a rent reasonableness determination, the Housing Authority will compare the rent for the unit to the rent of two (2) comparable units in the same or comparable neighborhoods. The Housing Authority will consider the location, quality, size, number of bedrooms, age, amenities, housing services, maintenance and utilities of the unit and the comparable units.

The Housing Authority will also obtain the services of a rental survey company to determine the value of the array of amenities. In addition the SFHA will utilize gosection8.com for comparability data.

Owners are invited to submit information regarding the value of their property at any time. Owners may review the determination made on their unit and may submit additional information or make improvements to the unit that will enable the Housing Authority to establish a higher value.

The owner must certify the rents charged for other units. By accepting the housing assistance payment each month the owner is certifying that the rent to owner is

not more than the rent charged by the owner for comparable unassisted units in the premises.

11.4 MAXIMUM SUBSIDY

The Fair Market Rent (FMR) published by HUD or the exception payment standard rent (requested by the SFHA and approved by HUD) determines the maximum subsidy for a family.

For a regular tenancy under the Voucher Program, the FMR/exception rent limit is the maximum initial gross rent under the assisted lease. This only applies until the transition of the merger of the Section 8 Voucher programs as outlined in 24 CFR 982.502 is complete.

For the Voucher Program, the maximum payment standard will be 110% of the FMR without prior approval from HUD, or the exception payment standard approved by HUD.

For a voucher tenancy in an insured or noninsured 236 project, a 515 project of the Rural Development Administration, or a Section 221(d)(3) below market interest rate project the payment standard may not exceed the basic rent charged including the cost of tenant-paid utilities.

For manufactured home space rental, the maximum subsidy under any form of assistance is the Fair Market Rent for the space as outlined in 24 CFR 982.888.

11.4.1 Setting the Payment Standard

HUD requires that the payment standard be set by the Housing Authority at between 90 and 110% of the FMR. The SFHA will review its determination of the payment standard annually after publication of the FMRs. The SFHA will consider vacancy rates and rents in the market area, size and quality of units leased under the program, rents for units leased under the program, success rates of voucher holders in finding units, and the percentage of annual income families are paying for rent under the Voucher Program. If it is determined that success rates will suffer or that families are having to rent low quality units or pay over 40% of income for rent, the payment standard may be raised to the level judged necessary to alleviate these hardships.

Payment standards will not be raised solely to allow the renting of luxury quality units.

If success levels are projected to be extremely high and rents are projected to be at or below 30% of income, the Housing Authority will reduce the payment standard. Payment standards for each bedroom size are evaluated separately so that the payment standard for one bedroom size may increase or decrease while

another remains unchanged. The SFHA may consider adjusting payment standards at times other than the annual review when circumstances warrant.

Before increasing any payment standard, the Housing Authority will conduct a financial feasibility test to ensure that in using the higher standard, adequate funds will continue to be available to assist families in the program.

11.4.2 Selecting the Correct Payment Standard for a Family

A. For the voucher tenancy, the payment standard for a family is the lower of:

1. The payment standard for the family unit size; or

2. The payment standard for the unit size rented by the family.

B. If the unit rented by a family is located in a HUD approved exception rent area, the Housing Authority will use the appropriate payment standard for the exception rent area.

C. During the HAP contract term for a unit, the amount of the payment standard for a family is the higher of:

1. The initial payment standard (at the beginning of the lease term) minus any amount by which the initial rent to owner exceeds the current rent to owner; or

2. The payment standard as determined at the most recent regular reexamination of family income and composition effective after the beginning of the HAP contract term.

D. At the next annual reexamination following a change in family size or composition during the HAP contract term and for any reexamination thereafter, paragraph C above does not apply.

E. If there is a change in family unit size resulting from a change in family size or composition, the new family unit size will be considered when determining the payment standard at the next annual reexamination.

11.4.3 Area Exception Rents

In order to help families find housing outside areas of high poverty or when voucher holders are having trouble finding housing for lease under the program, the Housing Authority may request that HUD approve an exception payment standard rent for certain areas within its jurisdiction. The areas may be of any size, though generally not smaller than a census tract. The Housing Authority may request one such exception payment standard area or many. Exception payment

standard rent authority may be requested for all or some unit sizes, or for all or some unit types.

When an exception payment standard rent has been approved and the FMR increases, the exception rent remains unchanged until such time as the Housing Authority requests and HUD approves a higher exception payment standard rent. If the FMR decreases, the exception payment standard rent authority automatically expires.

11.5 ASSISTANCE AND RENT FORMULAS

A. Minimum Family Contribution

The Minimum Family Contribution is equal to the highest of:

1. 10% of monthly income
2. 30% of adjusted monthly income
3. Minimum rent
4. The welfare rent

Plus any rent above the payment standard.

B. Minimum Rent.

The SFHA has set the minimum rent as $ 25. However, if the family requests a hardship exemption, the SFHA will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the Housing Authority can determine whether hardship exists and whether the hardship is of a temporary of long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

1. A hardship exists in the following circumstances:

   a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;

   b. When the family would be evicted as a result of the imposition of the minimum rent requirement;

c. When the income of the family has decreased because of changed circumstances, including loss of employment;

d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

e. When a death has occurred in the family.

2. No hardship. If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent to the Housing Authority for the time of suspension.

3. Temporary hardship. If the Housing Authority determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a reasonable repayment agreement for any minimum rent back payment paid by the Housing Authority on the family's behalf during the period of suspension.

4. Long-term hardship. If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.

5. Appeals. The family may use the informal hearing procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the informal hearing procedures.

C. Section 8 Housing Choice Vouchers

1. The payment standard is set by the Housing Authority between 90% and 110% of the FMR or higher or lower with HUD approval.

2. The participant pays the greater of the Total Tenant Payment or the minimum rent, plus the amount by which the gross rent exceeds the payment standard.

3. No participant when initially receiving tenant-based assistance on a unit shall pay more than 40% of their monthly-adjusted income.

D. Section 8 Preservation Vouchers

1. Payment Standard

a. The initial Payment Standard for Preservation units is:

i. The new rent being charged by the owner for the participating family subject to rent reasonableness.

2. Minimum Family Contribution

a. The Minimum Family Contribution is the greater of:

ii. The gross rent (including utility allowance) of the family at the time of the Preservation action; or

iii. Thirty percent (30 %) of the family's adjusted household income.

b. Preservation Voucher size shall be based on the SFHA's subsidy standards indicated in Section 6 of this Administrative Plan. Overhoused families must make an effort to move into an appropriately sized unit in the project. If more families must relocate than there are available units for, the SFHA shall determine the order of priority in which families must move. If a unit does not exist, the family shall remain in the larger unit and the payment standard is the gross rent for the oversized unit.

The family may only receive the subsidy for the oversized unit for one year from the Preservation event. After the one year period, the normally applicable payment standard shall be used and the family can remain in the unit if they can afford to pay the difference out of pocket.

c. At the next regular reexamination following a change in family composition that causes a change in family unit size during the HAP contract term, and for any examination thereafter during the term:

i. The new family unit size must be used to determine the payment standard.

3. The SFHA will pay a monthly housing assistance payment on behalf of the family that equals the gross rent for the unit minus the great of:

   a. 30 percent of the adjusted family income;

   b. 10 percent of the family gross monthly income

   c. The welfare rent in as-paid states;

   d. The enhanced Voucher Minimum Family Contribution; or

   e. Such other minimum rent established by the SFHA as authorized by Federal law in 24 CFR Section 5

E. Manufactured Home Space Rental: Section 8 Vouchers

1. The payment standard for a participant renting a manufactured home space is the published FMR for rental of a manufactured home space.

2. The space rent is the sum of the following as determined by the Housing Authority:

   a. Rent to the owner for the manufactured home space;

   b. Owner maintenance and management charges for the space; and

   c. Utility allowance for tenant paid utilities.

3. The participant pays the rent to owner less the HAP.

4. HAP equals the lesser of:

   a. The payment standard minus the Minimum Family Contribution; or

   b. The rent paid for rental of the real property on which the manufactured home owned by the family is located.

11.6 UTILITY ALLOWANCE

The Housing Authority maintains a utility allowance schedule for all tenant-paid utilities (except telephone), for cost of tenant-supplied refrigerators and ranges,

and for other tenant-paid housing services (e.g., trash collection (disposal of waste and refuse)).

The utility allowance schedule is determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the Housing Authority uses normal patterns of consumption for the community as a whole and current utility rates.

The Housing Authority reviews the utility allowance schedule annually and revises any allowance for a utility category if there has been a change of 10% or more in the utility rate since the last time the utility allowance schedule was revised. The Housing Authority maintains information supporting the annual review of utility allowances and any revisions made in its utility allowance schedule. Participants may review this information at any time by making an appointment with the Section 8 Department.

The Housing Authority uses the appropriate utility allowance for the size of dwelling unit actually leased by the family (rather than the family unit size as determined under the Housing Authority subsidy standards). There is a utility allowance for Apartments and for Flats/Single Family Dwellings. A Flat shall be defined as a residence that occupies the entire floor of a multi-floor building where each floor is a separate residence, regardless of square footage.

At each reexamination, the Housing Authority applies the utility allowance from the most current utility allowance schedule.

The Housing Authority may approve a request for a utility allowance that is higher than the applicable amount on the utility allowance schedule if a higher utility allowance is needed as a reasonable accommodation to make the program accessible to and usable by the family member with a disability.

The utility allowance will be subtracted from the family's share to determine the amount of the Tenant Rent. The Tenant Rent is the amount the family owes each month to the owner. The amount of the utility allowance is then still available to the family to pay the cost of their utilities. Any utility cost above the allowance is the responsibility of the tenant. Any savings resulting from utility costs below the amount of the allowance belong to the tenant.

11.6.1 ENERGY EFFICIENT UTLITY ALLOWANCE

For newly constructed properties, the SFHA, at the owner's request, may utilize an Energy Efficient Utility Allowance (EEUA) Schedule. In order for the EEUA to be used, the owner must first comply with performance requirements outlined below. Upon verification of compliance, the EEUA may be implemented prospectively.

To qualify, a project must:

- Be located within the jurisdiction of the San Francisco Housing Authority
- Be a new project that exceeds California's Energy Code, Title 24, by a minimum of 15%, OR,
- Be a new construction project with installed on-site generation on the dwelling units following the guidelines in the documents outlined below.
- Provide California Energy Commission (CEC)[1] -certified compliance documentation confirming energy savings, CEC-certified HERS (See Appendix A)[i] rating verifying installation of energy efficiency measures, and following the procedures and providing documentation for on-site generation as outlined below. Detailed steps are outlined below for new construction projects.

Procedure for Owner-Developers

For any project, an owner-developer must contact Housing Authority Representative for assistance and complete a Request for Energy Efficiency-Based or On-Site Generation Utility Allowance.

New Construction Project

Step 1: Design and build energy efficient project and provide California Energy Commission (CEC)[2]-certified compliance documentation confirming energy savings. The results of this compliance documentation (through a building simulation process done by either a HERS rater or a Title 24 consultant) are presented in the "C2R Form".

Step 2: Hire a HERS[1] (Home Energy Rating System) rater to inspect the building. Ask the HERS rater to provide an inspection report, which includes a HERS rating score. If the HERS rating indicates that the building's energy efficiency rating has surpassed 2001 Title 24 energy code standards by at least 15%, submit the HERS inspection report stating that you have met the requirement to the Housing Authority.

New Construction Project Documentation

1. Request for Energy Efficiency-Based or On-Site Utility Allowance
2. Final C2R or Perf-1 Form
3. Final HERS Inspection Report

On-Site Generation Project:

Step 1: Maximize energy efficiency options in the design of the project

Step 2: Use the standard contract format with on-site generation provider/installer (provided to owner-developer),
Step 3: Submit a completed installation checklist
Step 4: Submit evidence of proper building department permits, inspections and sign-off
Step 5: Submit an affidavit from a California licensed engineer stating what the average and minimum annual and peak output of the system will be.

On-Site Generation Project Documentation

1. Request for Energy Efficiency-Based or On-Site Utility Allowance
2. Completed installation checklist
3. Submit evidence of proper building department permits, inspections and sign-off
   Submit an affidavit from a California licensed engineer stating the average and minimum annual and peak output of the system.

Documentation identifying that you have met the requirement shall be submitted to:
EEBUA Request/San Francisco Housing Authority
***Designed for Comfort*: EFFICIENT AFFORDABLE HOUSING**
11626 Fair Oaks Blvd, Ste. 302
Fair Oaks, CA 95628
Phone: 916-962-7001
Fax: 916-962-0101

Once the documentation is reviewed, owner will receive notification indicating whether or not they are approved to apply the Energy Efficiency-Based or On-Site Generation Utility Allowance.

All qualifying projects are subject to visual inspections by Housing Authority staff or designated party

11.7 DISTRIBUTION OF HOUSING ASSISTANCE PAYMENT

The Housing Authority pays the owner the lesser of the housing assistance payment or the rent to owner. If payments are not made when due, the owner may charge the SFHA a late payment, agreed to in the Contract and in accordance with generally accepted practices in the City and County of San Francisco jurisdiction.

All new HAP Contracts will require payment by ACH. Payments to owners are considered late if *Mailed, not received,* after the accepted prevailing local practice for late payments which is on the 6th day of the month by current local standards. *Mailed* payments can be defined as either by standard mail or electronic ACH format. ACH payments are considered late if not processed by SFHA by the 5th of the month. Banking posting date could be up to three days later.

Late payment fees do not apply to the initial HAP payment since the reasons for the delay in payment may not be in the control of the SFHA.

11.8 CHANGE OF OWNERSHIP

The SFHA requires a written request by the owner who executed the HAP contract in order to make changes regarding who is to receive the SFHA's rent payment or the address as to where the rent payment should be sent.

In addition, the SFHA requires a written request from the new owner to process a change of ownership. The following documents must accompany the written request:

A. Recorded grant deed or Deed of Trust showing the transfer of title; and

B. Tax Identification Number or Social Security Number.

New owners will be required to execute the assumption of HAP contract form, IRS form W-9, Direct-Deposit Information, Lead based paint certification, and verification of non-related tenancy form. The SFHA may withhold the rent payment until the taxpayer identification number is received.

Operation and Management

The San Francisco Housing Authority has included in this section a document entitled *"Description of How Management Services are Arranged"*.

This spreadsheet highlights the procedures that the SFHA uses for its day-to-day property management function.

In early 2009, the SFHA implemented its "Asset Management" plan and now on-site property managers make administrative decisions regarding procurement, rent collection, maintenance issues, vacancy preparation, etc.

In the event of pest infestations, the on-site property is responsible for preventing the pest infestations, and is also responsible for correcting any pest infestation problems. The property manager has the authority to procure professional pest control services.

Tab 5.

Description of How Management Services are Arranged

San Francisco
Housing Authority

SAN FRANCISCO HOUSING AUTHORITY (SFHA)
DESCRIPTION OF HOW MANAGEMENT SERVICES ARE ARRANGED

TASK	MODE	COMMENTS
Applicant Intake, Screening, and Admissions	Centralized	Conventional Housing prospective tenants may apply for the continuously open Waiting List (WL), whereas Section 8 prospective tenants may only apply for the Section 8 Program and be put on the WL when it is open. SFHA will accept applications for placement on the conventional WL during open enrollment. Conventional Housing and Section 8 applicants will self-declare his/her eligibility at the time of the "pre-application" based on the eligibility requirements. **Ranking Method (Conventional Housing)** - Pre-applications will be sorted within each preference category and by the date and time received and a list is generated in rank order. When an applicant's name appears amongst the top of the WL, the applicant is contacted to complete a "formal" application and an initial screening appointment will be set up. At that time, the applicant will need to provide all required documentation for eligibility and verification of preferences. **Preferences (Conventional Housing)** - SFHA has adopted the former Federal Preferences categories as Local Preferences in administering its Section 8 and Conventional Housing Programs. These preferences consist of (a) involuntary displacement, (b) substandard housing, and (c) paying more than 50% of income toward housing. Additional preferences include: (a) residency (live or work full-time in San Francisco), (b) veteran status, (c) welfare-to-work, (d) full- and part-time employment, (e) homelessness, and (f) domestic violence. In last year's annual plan, SFHA changed the weight of the preferences to all be equal. This means that the WL for Conventional Housing will be ranked by time/date as long as the applicant has at least one preference.
Certifications and Recertifications	Mixed	Initial certifications are handled centrally by the Eligibility Division. At the initial screening appointment, the applicant will supply all the necessary documentation. Afterwards, criminal background checks will proceed and third party verifications will be requested. Once all verifications are returned and the background check is cleared, the credit check is complete. If the applicant passes the credit check, approval letters are sent to advise the applicant that he/she has passed the preliminary screening requirements and have been deemed eligible. Unit offer letters will be sent when there are available housing units. Interim adjustments and annual recertifications are handled at the property site offices.
Procurement	Mixed	Property Managers, Maintenance supervisors, and other authorized individuals can purchase supplies and services under $25,000 through various blanket purchase order agreements or through a purchase request submitted to the Contract and Procurement Division. Purchase requests for over this threshold (services, construction, and supplies) are handled by the Contract and Procurement Administrator.
Lease Enforcement	Decentralized	Property Managers are responsible for monitoring lease compliance and attending court actions for nonpayment of rent.
Rent Collection	Mixed	Residents mail their rent payments to the bank lockbox or they bring it to the property site office. Rent payments mailed to the bank lockbox are processed by the bank and uploaded to the Finance Accounting system. Rent payments brought to the property site office are processed by the Finance department and deposited to the bank. If a resident is late paying his/her rent, the Property Manager addresses the issue with the resident.

SAN FRANCISCO HOUSING AUTHORITY (SFHA)
DESCRIPTION OF HOW MANAGEMENT SERVICES ARE ARRANGED

TASK	MODE	COMMENTS
Resident/Client Services	Mixed	SFHA's resident/client services are handled by the Office of Fair Housing and Resident Relations (OFHRR). **Translation Services** - SFHA can provide translation services for property site meetings, Eligibility and Section 8 office meetings, and individual interviews depending on the staff's availability and scheduling. Requests for these translation services must first go through the Administrator of OFHRR. From day-to-day, the translation staff is responsible for mainly translating routine or agency wide documentation that would be considered "crucial or necessary information" for the residents. Written translation for "non-crucial or unnecessary" information would need to be pre-approved by the Administrator of OFHRR and scheduled with the OFHRR staff. The OFHRR staff provides translation services for Chinese, Vietnamese, and Russian. Any other languages would be provided by other SFHA bilingual staff or an outside translation agency. **Family Support Services and Senior/Disabled Support Services** - Provides tenant association technical assistance, resident leadership training, and other resident supportive services at the OFHRR office or on-site at developments. **Community Resource Development and Support** – Builds community resources for the coordination of resident/client referral services. Resource/referral information is kept on file and maintained in a database. **Client Complaints** – Client complaint call lines are available for residents to report and file complaints. Individual language lines are set up for English, Spanish, Chinese, Vietnamese, Russian, and Arabic **Resident Employment/Training Services** - Residents (job applicants) receive centralized employment training services. **Domestic Violence** - Residents receive centralized and coordinated domestic violence referral services. **Resident Services Newsletter and Citywide Resource Guide** - These are distributed to citywide residents and will soon be available on the SFHA website. **Management of Non-Dwelling Units** - The OFHRR also monitors the agreements for outside entities/organizations to use non-dwelling space (permits to enter), and evaluates program services provided.
Routine Maintenance	Decentralized	**Crafts** - The Manager of Central Maintenance assigns the work to the appropriate craft personnel. Work orders are identified at the development level and charged accordingly. Work orders coming in from developments are assigned by priority and input from the property manager. All painting work orders are assigned to the Journeyman Painters. The Glaziers take care of glazing issues, which are mostly windows. Carpenters take care of all carpentry items. All plumbing related issues are assigned to the Plumbers/Steamfitters, as all electrical issues are assigned to the electricians. Lino-layers repair and install: vinyl tile flooring inside the units and all common areas, vinyl linoleum tub walls in the bathroom, ceramic tiles in the bathroom tub wall. Lino-layers also perform caulk jobs. **Laborers & Custodians** – Laborers and Custodians are assigned to Asset Management Projects (AMP). The Laborers take care of the site cleaning every day. The Custodians handle the cleaning and final clean up of vacant units and some handle cleaning at the high-rise buildings.

SAN FRANCISCO HOUSING AUTHORITY (SFHA)
DESCRIPTION OF HOW MANAGEMENT SERVICES ARE ARRANGED

TASK	MODE	COMMENTS
Service Contracts (Routine Painting, Extermination, etc.)	Mixed	Service contracts are procured by the Contracts and Procurement Administrator. The centralized maintenance and/or on-site staff handle the technical aspects of the contract administration. The terms, conditions, disputes, claims and termination are handled by the Contract and Procurement Administrator.
Technical/ Specialized Maintenance Services	Mixed	The Director of Central Services develops a scope of work for an outside contractor whenever a specialized field is required as identified either by the housing property manager or Central Services staff.
Unit/Annual Inspections	Centralized	Central Maintenance has two Uniform Physical Condition Subsystem (UPCS) trained inspectors who handle the required annual inspections for public housing.
Vacancy Preparation	Mixed	The Manager of Vacates supervises the rehabilitations of vacant units and assigns the work that needs to be completed to the appropriate craft personnel. Work orders capture the cost of the vacancy preparation and charges to the respective development.
Work Order Requests	Mixed	The annual inspections accurately identify the deficiencies, UPCS violations and Preventive Maintenance concerns. Property management also identifies deficiencies and maintenance needs, emergency and non-emergency. All have a direct access to the Director of Central Services through the Outlook network for all types of maintenance requests follow-up and related services. There is also a centralized phone number for all work order requests. All work orders are assigned by AMP numbers so that the work orders are correctly charged to the respective developments. All labor and material charges are identified to an AMP and billed accordingly.

Grievance Procedures

The San Francisco Housing Authority has included in this section the grievance procedures for residents and applicants of public housing (*Admissions and Continued Occupancy Policy, Appendix B*) and Section 8 voucher holders and applicants (*Administrative Plan for the Section 8 Voucher Program*).

SAN FRANCISCO HOUSING AUTHORITY

APPENDIX B:

Resident Grievance Procedures

RESIDENT GRIEVANCE PROCEDURES

I. Applicability

A. This Grievance Procedure is limited to disputes between individual residents and SFHA where SFHA's actions, or failure to act involving the individual resident's lease or SFHA regulations, which adversely affect the individual resident's rights, duties, welfare, or status.

B. Situations not included:

1. Disputes between residents in which SFHA is not involved.
2. Any changes in policies and/or procedures between groups of residents and SFHA's Board of Commissioners.
3. Class grievances.
4. Any criminal activity on or off SFHA property that threatens the health, safety of other residents of the SFHA, Employees or Contractors of the SFHA, persons on or near SFHA property, or member of a law enforcement agency;
5. Any violent criminal activity, or drug-related criminal activity, on or off SFHA property, committed by the Tenant, any Household Member, any Guest, or person under the Tenant's control.
6. Any criminal activity on or off SFHA property that threatens the rights of other SFHA residents to peaceful enjoyment of SFHA property, committed by the Tenant, any Household Member, any Guest, or any person under the Tenant's control. that results in felony conviction of a household member.
7. Any criminal activity that resulted in felony conviction of a household member.

II. Definitions

A. **Grievance.** Any dispute which a resident may have with respect to SFHA action or failure to act in accordance with the individual resident's lease or SFHA regulations which adversely affect the individual resident's rights, duties, welfare, or status.

B. **Complainant.** Any resident whose grievance is presented to SFHA or the Development manager in accordance with the adopted procedures.

C. **Elements of Due Process**. Any eviction or termination of residency in a

State or local court in which the following procedural safeguards are required:

1. Adequate notice to the resident of grounds for terminating the residency and for eviction;

2. Opportunity for the resident to examine all relevant documents, records and regulations of SFHA prior to the hearing for the purpose of preparing a defense;

3. Right of the resident to be represented by counsel;

4. Opportunity for the resident to refute the evidence by SFHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the resident may have;

5. A decision on the merits.

D. **Hearing Officer.** A person selected to hear grievances and make a decision.

E. **Resident.** The adult person (or persons) (other than a live-in aide):

1. Who resides in the unit, and who executed the lease with the SFHA as lessee of the dwelling unit, or, if no such person now resides in the unit.

2. Who resides in the unit, and who is the remaining head of household of the resident family residing in the dwelling unit..

F. **Informal Settlement:** Meeting held with complainant and manager in an attempt to resolve the Grievance before going to formal grievance hearing.

G. **Summary of Discussion.** Result of informal hearing specifying the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and specifying the procedures by which a hearing may be obtained if the complainant is not satisfied.

H. **Escrow Account**. Money held by a third person or party as a good faith promise until a determination is made on what to do with the money.

I. **Waiver.** To release a right or claim the complainant may have to contest the SFHA's disposition of his/her grievance.

J. **Trial De Novo.** The right to a new trial.

III. Responsibilities for a resident requesting a hearing.

Before a complainant can request a hearing by a Hearing Officer, the grievance must be submitted for informal settlement. As a condition precedent to a formal hearing, all grievances shall be personally presented, either orally or in writing, for informal settlement to the property management office in which the complainant resides so that the grievance may be discussed informally and settled without a hearing. However, if the complainant can show good cause why he/she failed to proceed in accordance with the foregoing to the hearing panel, the Hearing Officer may waive provisions of this section.

IV. Informal Settlement of Grievance

Any request for an Informal Settlement must be presented, in writing, within ten (10) days after the SFHA makes the decision that the resident wishes to grieve. The Informal Settlement will be conducted within fifteen (15) days following receipt of the request. Grievances relating to a notice to quit must be presented within the period set forth on such notice.

A. Summary of the Informal Settlement discussion must be prepared by the SFHA within five (5) working days.

B. The Summary of Discussion will specify:

1. Names of the participants (the SFHA shall be represented by the Property Manager, District Director, and the Director of Housing Management);
2. Date and time of the meeting;
3. Nature of the proposed disposition of the complaint;
4. Specific reasons for the proposed disposition of the complaint;
5. Procedures by which a hearing may be obtained if the complainant is not satisfied;
6. Statement in bold writing that the complainant has ten (10) days after receipt to request a Hearing. If the complainant's primary language is not English this statement must be provided in the appropriate language.

C. Copies of the Summary of Discussion will be distributed as follows:

1. One copy will be sent to the complainant by Registered or Certified mail or

given personally to complainant and a signed receipt obtained from the complainant.

2. One copy will be retained in the complainant's resident file at the SFHA management office

V. Procedure to obtain a Formal Hearing

If the complainant is dissatisfied with the final result of the Informal Settlement decision, he/she must submit a written request for a formal hearing to the SFHA Legal Department within ten (10) days after receiving the Summary of Discussion. . This notice shall be in English and each of the following languages: Spanish, Russian, Chinese, Cambodian or Vietnamese.

A. The written request for a Hearing must specify:

1. Reason(s) for the grievance;

2. Action or relief sought

B. A receipt signed by the complainant, or a return receipt for delivery of Registered or Certified mail, whether or not signed, will be sufficient proof to establish time of delivery for the Summary of Discussion, and/or, if applicable, the decision of the emergency transfer review panel.

VI. Failure to request a Formal Hearing

If the complainant does not request a Hearing within ten (10) days following the date of receipt of the Summary of Discussion , then:

A. SFHA's decision of the grievance as stated in the Summary of Discussion, becomes final and effective as of SFHA's close of business on the fifth (5th) working day.

B. Such failure shall not constitute a waiver by the complainant of his/her right to contest the SFHA's action in disposing of the complaint in an appropriate judicial proceeding.

VII. Selection of Hearing Officer

Grievance shall be presented before a hearing officer selected pursuant to these rules.

The Executive Director, in consultation with the recognized tenant associations, shall appoint three individuals to serve as grievance hearing officers. Each officer shall be charged individually with conducting hearings in accordance with the rules set forth in this policy and shall have the ability to read and write and follow and understand the procedures of the grievance process.

VIII. Schedule of hearings

Following the informal settlement meeting and upon a request for a Formal Hearing, then the following will take place:

A. The Hearing Coordinator, an employee of the SFHA who shall be charged with setting hearing dates, will promptly schedule a hearing. The time and place for the hearing will be reasonably convenient to both the complainant and the SFHA.

B. The Hearing Coordinator will schedule the hearings for the second Friday of each month. The hearings will be held before one of the three designated Hearing Officers, who shall rotate responsibilities on a monthly basis. The Hearing Officer shall hear all grievances pending at the time of the monthly hearing. Any resident may object, on a one-time basis, to the designated Hearing Officer or to the time and place of the hearing. However, the objection must be filed and delivered to the Hearing Coordinator at least 24 hours before the hearing is scheduled to commence. Failure to file an objection in compliance with this rule will be considered a waiver of any right to object to the Hearing Officer or time and place of the hearing.

   If the tenant objects to time, place and/or the Hearing Officer, then the hearing shall take place at the next regularly scheduled monthly hearing date.

C. Written notification will be delivered to the complainant and appropriate SFHA official by Registered, Certified Mail, or delivered personally and a signed receipt obtained. The written notification will specify:

   1. Time of Hearing;

   2. Place of Hearing; and

   3. Procedures governing the Hearing.

D. Receipts signed by the complainant or SFHA Official, or return receipts for delivery of Registered or Certified mail, whether signed or not, will be sufficient to establish delivery.

IX. Procedure governing hearing

A. The Hearing shall be held before a Hearing Officer.

B. The complainant and SFHA shall be afforded a fair Hearing providing the basic safeguards of due process which include:

1. The opportunity upon request to examine before and during the Hearing, and, at the expense of the complainant, to copy all documents, including records and regulations, of the SFHA that are directly relevant to the Hearing;

2. The right to be represented by counsel or other person chosen as his/her representative;

3. The right to a private hearing unless the complainant requests a public hearing;

4. The right to present evidence and arguments in support of his/her complaint, to controvert evidence relied on by the SFHA, and to confront and cross-examine all witnesses upon whose testimony or information SFHA relies; and

5. A decision based solely and exclusively upon the evidence presented at the hearing.

C. The Hearing Officer may render a decision without proceeding with the Hearing if the Hearing Officer determines that the issue has been previously decided in another proceeding.

D. At the Hearing, the complainant must first make a showing of an entitlement to the relief sought, and thereafter SFHA must sustain the burden of justifying the SFHA action or failure to act against which the complaint is directed.

E. The Hearing shall be conducted informally by the Hearing Officer and oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.

F. The Hearing Officer shall require the SFHA, the complainant, Counsel and other participants or spectators to conduct themselves in an orderly fashion.

G. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

H. The complainant or SFHA may arrange, in advance and at the expense of the party making such request, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

X. Failure to appear at hearing

A. Failure of either party or their representative to appear at the Hearing shall enable the Hearing Officer to determine that the non-appearing party has waived its right to a hearing.

B. The complainant and the SFHA will both be notified in writing of the determination and/or decision by the Hearing Officer.

C. Emergency or other serious situations will be considered on a case by case basis in the determination that the party has waived his/her right to a hearing.

D. Failure of the complainant to appear at the Hearing or a determination the complainant has waived his/her right to a hearing shall not constitute a waiver of any right the complainant may have to contest the (SFHA's) disposition of the grievance in an appropriate judicial proceeding.

XI. Decisions of the Hearing Officer

A. The Hearing Officer shall prepare a written decision, together with the reasons, within ten (10) working days after the hearing.

B. A copy of the decision will be sent to the complainant and the SFHA at the same time.

C. The SFHA will retain a copy of the decision in the resident's folder.

D. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the SFHA and made available for

inspection by a prospective complainant, his/her representative, or the Hearing Officer.

E. The decision of the Hearing Officer shall be binding on the SFHA, which shall take all actions, or refrain from any actions, necessary to carry out the decision. However, the Board of Commissioners of the SFHA shall have the authority to reverse any decision of the Hearing Officer within fifteen (15) days and shall promptly notify the complainant of its determination, when:

1. The grievance does not concern an act or failure to act on the part of the SFHA which adversely affects the complainant's lease, or SFHA regulations, rights, duties, welfare, or status.

2. The decision of the Hearing Officer is contrary to applicable Federal, State or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and the SFHA.

F. A decision by the Hearing Officer or Board of Commissioners in favor of the SFHA or which denies the relief requested by the complainant in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

XII. Eviction actions in grievances involving lease terminations.

A. If a resident has requested a hearing on a complaint involving a SFHA notice of termination, and the Hearing Officer upholds the SFHA's action to terminate the residency, the SFHA shall not commence an eviction action in a State or local court until it has served a notice to vacate to the resident.

B. In no event shall the notice to vacate be issued prior to the decision of the Hearing Officer having been mailed or delivered to the complainant.

C. Such notice to vacate must be in writing and specify that if the resident fails to quit the premises within the appropriate authorized period, or on the termination date stated in the notice of termination, whichever is later, appropriate action will be brought against him/her and he/she may be required to pay court costs and attorneys' fees.

1. The Authority shall not terminate or refuse to renew the Dwelling Lease,

other than for serious or repeated violation of material terms of the lease, such as the failure to make payments due under the lease, to fulfill the resident obligations as set forth in the lease, the violation of other provisions of the lease or for other good cause.

2. Habitual lateness in payment of rent shall be considered a violation of a material term of the lease, and grounds for eviction. Habitual lateness is defined as a failure to pay rent on the date it is due three (3) times within any consecutive twelve (12) month period.

3. Every reasonable and diligent administrative effort will be made by the Authority to avoid eviction. Before the Authority may take action to terminate the lease and evict a family for any cause, it shall given adequate administrative notice before pursuing appropriate legal actions. Adequate notice shall be as follows:

   a) Fourteen (14) days in the case of failure to pay rent.

   b) Three (3) days in the case of a creation or maintenance of a threat to the health or safety of other tenants, Housing Authority employees or the general public.

   c) Thirty (30) days in all other cases.

San Francisco Housing Authority

Section 8 Housing Department

Administrative Plan for the Section 8 Voucher Program

July 9, 2009

15.0 COMPLAINTS, INFORMAL REVIEWS FOR APPLICANTS, AND INFORMAL HEARINGS FOR PARTICIPANTS

15.1 COMPLAINTS

The SFHA will investigate and respond to complaints by participant families, owners, and the general public. The SFHA may require that complaints other than HQS violations be put in writing. Anonymous complaints are investigated whenever possible.

15.2 INFORMAL REVIEW FOR THE APPLICANT

A. Informal Review for the Applicant

The SFHA will give an applicant for participation in the Section 8 Existing Program prompt notice of a decision denying assistance to the applicant. The notice will contain a brief statement of the reasons for the SFHA decision. The notice will state that the applicant may request an informal review within 10 business days of the denial and will describe how to obtain the informal review.

B. When an Informal Review is not Required

The SFHA will not provide the applicant an opportunity for an informal review for any of the following reasons:

1. A determination of the family unit size under the SFHA subsidy standards.

2. A SFHA determination not to approve an extension or suspension of a voucher term.

3. A SFHA determination not to grant approval to lease a unit under the program or to approve a proposed lease.

4. A SFHA determination that a unit selected by the applicant is not in compliance with HQS.

5. A SFHA determination that the unit is not in accordance with HQS because of family size or composition.

6. General policy issues or class grievances.

7. Discretionary administrative determinations by the SFHA.

C. Informal Review Process

The SFHA will give an applicant an opportunity for an informal review of the SFHA decision denying assistance to the applicant. The procedure is as follows:

1. The review will be conducted by any person or persons designated by the SFHA other than the person who made or approved the decision under review or a subordinate of this person.

2. The applicant will be given an opportunity to present written or oral objections to the SFHA decision.

3. The SFHA will notify the applicant of the SFHA's decision after the informal review within 14 calendar days. The notification will include a brief statement of the reasons for the final decision.

D. Considering Circumstances

In deciding whether to terminate assistance because of action or inaction by members of the family, the Housing Authority may consider all of the circumstances in each case, including the seriousness of the case, the extent of participation or culpability of individual family members, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

The Housing Authority may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside in the unit. The Housing Authority may permit the other members of a participant family to continue receiving assistance.

If the Housing Authority seeks to terminate assistance because of illegal use, or possession for personal use, of a controlled substance, or pattern of abuse of alcohol, such use or possession or pattern of abuse must have occurred within one year before the date that the Housing Authority provides notice to the family of the Housing Authority determination to deny or terminate assistance. In determining whether to terminate assistance for these reasons the SFHA will consider evidence of whether the household member:

1. Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol;

2. Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol; or

3. Is participating in a supervised drug or alcohol rehabilitation program and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol.

E. Informal Review Procedures for Denial of Assistance on the Basis of Ineligible Immigration Status

The applicant family may request that the SFHA provide for an informal review after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. This request must be made by the applicant family within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

For applicant families, the Informal Review Process above will be utilized with the exception that the applicant family will have up to 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or of the INS appeal decision to request the review.

15.3 INFORMAL HEARINGS FOR PARTICIPANTS

A. When a Hearing is Required

1. The SFHA will give a participant family an opportunity for an informal hearing to consider whether the following SFHA decisions relating to the individual circumstances of a participant family are in accordance with the law, HUD regulations, and SFHA policies:

   a. A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment.

   b. A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the SFHA utility allowance schedule.

   c. A determination of the family unit size under the SFHA subsidy standards.

   d. A determination that a Voucher Program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the SFHA subsidy standards, or the SFHA determination to deny the family's request for an exception from the standards.

e. A determination to terminate assistance for a participant family because of the family's action or failure to act.

f. A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under the SFHA policy and HUD rules.

g. Denial of Assistance on the Basis of Ineligible Immigration Status.

2. In cases described in paragraphs 15.3(A)(1)(d), (e), and (f), of this Section, the SFHA will give the opportunity for an informal hearing before the SFHA terminates housing assistance payments for the family under an outstanding HAP contract.

B. When a Hearing is not Required

The SFHA will not provide a participant family an opportunity for an informal hearing for any of the following reasons:

1. Discretionary administrative determinations by the SFHA.

2. General policy issues or class grievances.

3. Establishment of the SFHA schedule of utility allowances for families in the program.

4. A SFHA determination not to approve an extension or suspension of a voucher term.

5. A SFHA determination not to approve a unit or lease.

6. A SFHA determination that an assisted unit is not in compliance with HQS. (However, the SFHA will provide the opportunity for an informal hearing for a decision to terminate assistance for a breach of the HQS caused by the family.)

7. A SFHA determination that the unit is not in accordance with HQS because of the family size.

8. A determination by the SFHA to exercise or not exercise any right or remedy against the owner under a HAP contract.

C. Notice to the Family

1. In the cases described in paragraphs 15.3(A)(1)(a), (b), and (c), of this Section, the SFHA will notify the family that the family may ask for an

explanation of the basis of the SFHA's determination, and that if the family does not agree with the determination, the family may request an informal hearing on the decision.

2. In the cases described in paragraphs 15.3(A)(1)(d), (e), and (f), of this Section, the SFHA will give the family prompt written notice that the family may request a hearing within 10 business days of the notification. The notice will:

   a. Contain a brief statement of the reasons for the decision; and

   b. State this if the family does not agree with the decision, the family may request an informal hearing on the decision within 10 business days of the notification.

3. In the event that a Notice of Decision to Propose Termination is issued, a presumption of innocence will be invoked and the tenant will continue to receive assistance until a final decision is made by the Hearing Officer or Appeal Officer. However, in the interest of not burdening a prospective owner, the tenant will not be permitted to transfer to another unit until the final hearing decision is made by the hearing officer or the Appeal Officer.

   The Administrator reserves the right to review requests to move on a case by case basis to assess whether a safety or financial hardship matter is requiring a move.

D. Hearing Procedures

The SFHA and participants will adhere to the following procedures:

1. Discovery

   a. The family will be given the opportunity to examine before the hearing any SFHA documents that are directly relevant to the hearing. The family will be allowed to copy any such document at the family's expense. If the SFHA does not make the document(s) available for examination on request of the family, the SFHA may not rely on the document at the hearing.

   b. The SFHA will be given the opportunity to examine, at the SFHA's offices before the hearing, any family documents that are directly relevant to the hearing. The SFHA will be allowed to copy any such document at the SFHA's expense. If the family does not make the document(s) available for examination on request of the SFHA, the family may not rely on the document at the hearing.

Note: The term document includes records and regulations.

2. Representation of the Family

At its own expense, a lawyer or other representative may represent the family.

3. Hearing Officer

a. The hearing will be conducted by any person or persons designated by the SFHA, other than a person who made or approved the decision under review or a subordinate of this person.

b. The person who conducts the hearing will regulate the conduct of the hearing in accordance with the SFHA hearing procedures.

c. Notwithstanding actual employees of the SFHA, the Hearing Officer will be an impartial third party who has no other contract obligations with the San Francisco Housing Authority (SFHA) or is otherwise engaged for services by the SFHA that would potentially pose a conflict of interest to the hearing officer's duties on behalf of the SFHA

4. Evidence

The SFHA and the family must have the opportunity to present evidence and may question any witnesses. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

5. Issuance of Decision

The person who conducts the hearing must issue a written decision within 14 calendar days from the date of the hearing, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the family shall be based on a preponderance of the evidence presented at the hearing.

6. Effect of the Decision

The SFHA is not bound by a hearing decision:

a. Concerning a matter for which the SFHA is not required to provide an opportunity for an informal hearing under this Section, or that otherwise exceeds the authority of the person conducting the hearing under the SFHA hearing procedures.

b. Contrary to HUD regulations or requirements, or otherwise contrary to Federal, State, or local law.

c. If the SFHA determines that it is not bound by a hearing decision, the SFHA will notify the family within 14 calendar days of the determination, and of the reasons for the determination.

E. Considering Circumstances

In deciding whether to terminate assistance because of action or inaction by members of the family, the Housing Authority may consider all of the circumstances in each case, including the seriousness of the case, the extent of participation or culpability of individual family members, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure.

The Housing Authority may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in or were culpable for the action or failure will not reside in the unit. The Housing Authority may permit the other members of a participant family to continue receiving assistance. The Housing Authority may terminate assistance or uphold the appeal and permit continued participation in the subsidy program.

If the Housing Authority seeks to terminate assistance because of illegal use, or possession for personal use, of a controlled substance, or pattern of abuse of alcohol, such use or possession or pattern of abuse must have occurred within one year before the date that the Housing Authority provides notice to the family of the Housing Authority determination to deny or terminate assistance. In determining whether to terminate assistance for these reasons the SFHA will consider evidence of whether the household member:

1. Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol;

2. Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol; or

3. Is participating in a supervised drug or alcohol rehabilitation program and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol.

The participant family may request that the SFHA provide for an informal hearing after the family has notification of the INS decision on appeal, or in lieu of request of appeal to the INS. This request must be made by the participant family

within 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or within 30 days of receipt of the INS appeal decision.

For the participant families, the Informal Hearing Process above will be utilized with the exception that the participant family will have up to 30 days of receipt of the *Notice of Denial or Termination of Assistance*, or of the INS appeal decision.

F. Appeal Of Hearing Officer's Decision

In the event a participant wishes to appeal the hearing officer's decision, they must submit a written request for Administrative Review by the Executive Director or his designee along with all supporting documentation. The Administrative Review will not include another hearing. The decision of the Executive Director will be final.

Designated Housing for Elderly and Disabled Families

The San Francisco Housing Authority does not intend to designate any of its seniors/disabled buildings as "Senior Only" or "Disabled Only".

Community Service and Self-Sufficiency

The San Francisco Housing Authority through partnerships with community based agencies and government agencies offer the following services to residents of public housing:

1. Boys and Girls Club Clubhouses at Sunnydale and Hunters Point "A" East
2. Head Start Centers at North Beach, Sunnydale, Westside Courts, Alemany and Hunters View
3. Service Coordinators at Clementina Towers, 360 Ellis Street, 666 Ellis Street and Rosa Parks
4. Economic Opportunity Council Child Development Centers at Potrero Annex and Ping Yuen
5. Food Pantries at Sunnydale, Hunters Point "A" West, Rosa Parks, 350 Ellis Street, 666 Ellis Street,
6. Summer Lunch Program at 13 family developments
7. Afterschool Enrichment Programs at Ping Yuen, Sunnydale, Westbrook Apartments, Alemany and Alice Griffith
8. Computer Lab at Westside Courts
9. 24-hour Domestic Violence Crisis Line through WOMAN, Inc.

The San Francisco Housing Authority will launch a pilot rent relief program that will improve youth academic performance, community service and spur an interest in participating in the City and County of San Francisco's Workforce Development Program. A written narrative about this pilot program is included in this section.

The San Francisco Housing Authority will continue to Comply with Section 3 goals and objectives. Through its Human Resources Department, it identifies public housing residents who can be referred to construction and non-construction jobs that the SFHA lets out to bid.

Included in this section is the Section 8 *Family Self-Sufficiency Program Action Plan.*

Finally, the SFHA *Community Service Compliance Process* has been included in this section.

PUBLIC HOUSING AGENCY (PHA) PLAN
PHA Plan Section 6.7
Community Service and Self-Sufficiency

San Francisco Housing Authority (SFHA) is prepared to implement rent relief programs to respond to Tenant Accounts Receivable (TAR). Through September 2008, TAR stood at $2.8 million. Nearly 75 percent of this amount ($1.9 million) is owed by current residents. Due to TAR increasing, SFHA will implement multiple Rent Relief programs to address the unique circumstances incurred by SFHA residents. The common element for all Rent Relief programs is that the incentive of each program provides relief of unpaid rent balances. The common goal for each rent relief program is to improve rent collection while addressing back rent.

Tenant accounts receivable (TAR) stood at approximately $2.6 million as of September 2008. When implemented, Rent Relief programs could have the effect of reducing TAR by $1.0 million. While these funds would be foregone by the SFHA, Rent Relief programs would have the offsetting future effect of increasing current rent payments by 6.6 percent, such that TAR might actually shrink and the rate of its future growth would be significantly reduced.

STUDENTS & VOLUNTEERS ENGAGED IN RENT RELIEF (SAVERR) PROGRAM

SFHA proposes the Students and Volunteers Engaged for Rent Relief (SAVERR) pilot program, a set of incentives designed to increase the likelihood that public housing residents with unpaid balances will pay their current rent now and into the future. Under SAVERR, a portion of tenants' unpaid rent balances could be relieved if:

Residents' school-age children maintain good attendance and at least a "C" grade point average **or**

Residents volunteer for at least four hours per month in pre-approved activities (for those public housing residents who do not have school-age children).

OBJECTIVES

The implementation of SAVERR will provide incentives for public housing residents to current on their monthly rent, while ensuring the attendance and scholastic success of their children. For families of school-age children who owe balances of any type, the SFHA will credit the equivalent of one month of unpaid rent balances for each school-age child who maintains:

- a good attendance record
- at least a 2.0 grade point average

To qualify for this program, participating families must have paid a current amount equal to or greater than the monthly rent due.

For public housing residents who owe balances of any type, but who do not have school-age children, SFHA will credit $20 of unpaid rent balances for each hour these residents volunteer (minimum of four hours per month) from a list of pre-approved/pre-designated volunteer activities.

ANTICIPATED OUTCOMES

SFHA anticipates the following outcomes from the SAVERR Program:

- Increase in current and future public housing rental income for the SFHA
- Slowed rate of tenant accounts receivable growth for the SFHA
- Improved attendance/reduced truancy among school-age public housing residents
- Stronger communities within public housing developments due to increased volunteerism
- Increased student attendance within the San Francisco Unified School District

WORKFORCE OPPORTUNITIES AND RENT RELIEF CATALYST (WORRC)

The goal of the Workforce Opportunities and Rent Relief Catalyst (WORRC) pilot program is to motivate SFHA residents who are unemployed or underemployed to participate and graduate from the City and County of San Francisco's Office of Economic and Workforce Development's workforce programs. The Office of Workforce and Economic Development design and implement workforce development programs that aim to provide employment training and workforce connections to unemployed or underemployed San Francisco residents. Although several programs have demonstrated the potential for great success, SFHA residents have the potential to succeed at a higher rate.

OBJECTIVES

The implementation of WORRC will provide incentives for public housing residents to stay up-to-date on their monthly rent, while ensuring the successful completion of San Francisco's workforce development programs. For families of program graduates who owe balances of any type, the SFHA will credit the equivalent of one month of unpaid rent balances for each month the graduate attended the workforce program.

To qualify for this program, participating families must have paid a current amount equal to or greater than the monthly rent due.

ANTICIPATED OUTCOMES

SFHA anticipates the following outcomes from the Workforce Program:

- Increase in current and future public housing rental income for the SFHA
- Slowed rate of tenant accounts receivable growth for the SFHA
- Increased workforce training and employment opportunities among SFHA residents

HOPE SF RESIDENT ASSISTANCE PROGRAM (RAP)

The mission of the pilot HOPE SF Rental Assistance Program (RAP) is to ensure that current residents of HOPE SF developments (Hunters View, Sunnydale, Potrero Hill

Terrace/Annex, and Westside Courts) are provided with the simplest process possible to transition into good standing and secure housing in the redeveloped HOPE SF housing.

The primary goal of RAP is to ensure that all residents continue occupancy and are afforded opportunities to become active participants in the planning of the redevelopment of their community. Additionally, we strive to change the behavior of tenants who have become accustomed to not paying their rent. The behavior change is structured through positive reinforcement practices such as maintenance fee waivers, rent credits, and gift cards. However, it is also critical that consistent negative behaviors be addressed with repercussions such as 14-day "pay or vacate" notices. Each 14-day notice that is mailed includes information on enrollment into RAP. It is our intention to provide support to residents who aim to achieve good standing. Unfortunately, some residents choose to not receive the support provided to them and SFHA must respond with consistent action; including proceeding with the eviction of residents.

RAP has four components:

- Working with residents to determine current rent and any back rent owed;
- Giving residents a positive payment incentive when rent is paid on-time;
- If residents have fallen behind in rent, establishing new, affordable standardized payment plans to establish good standing; and
- Offering debt relief if residents still owe money after successful completion of affordable two-year payment plan.

ELIGIBILITY

The Rental Assistance Program is a one-time offer. In order to qualify for RAP, a resident cannot have a pending "cause" case. Residents who sign a RAP agreement cannot miss more than two rent payments over the two-year period. If the resident is delinquent more than two times, the household will be in default and ineligible to continue.

This plan gives *every* resident the opportunity to address any back rent issues and establish good standing in time for new development.

RIGHT SIZING RENT

The Rental Assistance Program begins with residents engaging with SFHA Property Managers to evaluate outstanding rent balances and establish a payment plan that provides residents with a realistic monthly payment that includes both rent and a small percentage of the outstanding rent balance. The "Right Sizing of Rent" establishes a realistic payment plan that extends over the course of two-years. Once a resident agrees to the payment plan, they then are enrolled in RAP. Residents enrolled in RAP will receive future rent statements that reflect the agreed upon affordable payment plan.

PAYMENT PLAN GUIDELINES

A resident who is behind on rent will have the option of enrolling in a standard payment plan. In addition to a resident's monthly rent, if the household agrees to a payment plan, a resident will pay down their debt through affordable monthly installments. These installments will be capped at 7.5% of a household's total income.

The term of the payment plan will not exceed two-years, but a resident may choose to pay off their debt at an earlier time. When a payment plan is agreed to, a resident will owe a down payment equivalent to 50% of their current rent, payable within one week.

Upon signing a payment plan agreement and submitting the down payment, residents will qualify for a one time maintenance fee waiver that will eliminate all outstanding maintenance fees. The purpose of the maintenance fee waiver is to reinforce positive behavior of tenants who are making admirable attempts to attain good standing.

Payment plans will be recalculated if a resident's income changes. If a resident's income decreases, the debt payment will be reduced pursuant to the calculation above. If a resident's income goes back up, then the payment plan will be increased. Total payments to the Authority, between rent and the payment plan, will not exceed 37.5% of a household's monthly income.

RENT RELIEF

A resident who owes more back rent than they can pay (based on the new Guidelines above) over the two-year payment plan could be eligible for rent relief. If the resident makes on-time monthly payments throughout their two-year payment plan, and the resident is otherwise in "good standing" (e.g. does not have any other outstanding lease violations) any remaining, outstanding debt may receive rent relief for the remaining debt amount.

SAN FRANCISCO HOUSING AUTHORITY

FAMILY SELF-SUFFICIENCY PROGRAM

ACTION PLAN

Revised May 30, 2009

SAN FRANCISCO HOUSING AUTHORITY

FAMILY SELF-SUFFICIENCY
ACTION PLAN

This Action Plan is -established by the San Francisco Housing Authority (SFHA) to provide guidelines for the administration of the Family Self -Sufficiency (FSS) Program. Following HUD's approval of this Action Plan, the SFHA will incorporate this plan as part of our administrative plan for the Section 8 Program and will begin the administration of the FSS program.

The goal of the FSS Program is to promote economic self-sufficiency among the participating families. The eligible families will be united with the appropriate support services and the appropriate resources in the community needed to move them toward economic self-sufficiency. The Program will require a five year commitment from its participants and there will be a financial incentive for the families that achieve employment. An escrow account will be maintained by the SFHA whereby specified money from the Housing Assistance Payments Account will be deposited on behalf of participant families. The escrow money will be turned over to the families that successfully complete the FSS program requirements.

In accordance with the HUD established guidelines the SFHA has establish a Program Coordinating Committee (PCC). The PCC is comprised of persons from the public and private sectors, local government, Section 8 participants, SFHA staff, and others in the community. The purpose of the PCC is to identify public and private service groups and resources, to determine the general needs of the population to be served, and the availability of these services and resources. The PCC is an advisory committee that participated in the development of this Action Plan and the revisions to the SFHA Section 8 Administrative Plan. The PCC will also participate in the development and implementation of the FSS program.

The SFHA will offer the FSS Program to current Section 8 Participants. Interested participants will complete a FSS preapplication and attend workshops conducted by the SFHA. The purpose of the workshops will be to provide the families with an explanation of the Program's requirements, expectations and benefits. If there are more applicants than FSS slots a waiting list will be established. A computerized lottery system will be employed to establish the ranking order of the waiting list. Subsequent interested participants will be added to the list by chronological order.

1. ELIGIBLE FAMILY DEMOGRAPHICS

The FSS Program will be offered to holders of the Section 8 Vouchers whose demographics are as follows:

	Number	Percent
Total number of Section 8 families	9325	
Number of married households	2349	25.19
Number of male head of households	4398	47.16
Number of female head of households	4927	52.84
FAMILIES BY RACE		
White	2611	28
African American	2876	30.84
Native American	72	.77
Asian American	2844	30.5
Hispanics	889	9.53
Other	33	.0035

The SFHA assists a racially and ethnically diverse population of low-income families, disabled and senior citizens totaling 9325 clients. of these, up to nineteen (9.49%) rely on Temporary Assistance For Needy Families (TANF) or other public assistance as their sole source of income. The remaining participants being comprised of low income families earning low wages, disabled and senior citizens relying mostly on Supplemental Security Income (SSI) and Social Security Allotment (SSA) as their sole source income.

Many of the Section 8 participants have expressed an earnest desire to become economically self sufficient. However, a common factor among many of the participants is a lack of education, job training, and affordable childcare. Many of the families at one time or another secure employment. However, these jobs are often low paying, requiring very little skills. This often leaves the family relying on government assistance to supplement their income. For families not receiving some form of structured education and job training this cycle is likely to continue. In addition, a percentage of the participants suffer from alcohol and/or drug abuse, psychological disorders, and domestic violence.

2. SUPPORT SERVICE NEEDS

The families participating in the program will require a broad range of support service needs such as employment training, remedial and continued education, childcare, job search and readiness assistance as well as life skills training.

In addition, some of the families will need substance and domestic abuse counseling, mental health assistance and parenting skills workshops.

3. ESTIMATE OF FAMILIES EXPECTED TO RECEIVE SERVICES

The SFHA has received an allocation of 300 (FSS) slots. These slots will initially be filled in increments of thirty to fifty, preferably on a bi-monthly basis. It is believed that by filling the slots in such a progressive manner, it will enable the SFHA to secure support services for all families; prevent an individual support service

provider from being overburdened, and allow the SFHA to complete thorough initial assessments and case management. We anticipate that such an arrangement will allow the SFHA to seek additional commitments for the FSS program participants.

We anticipate that all families should be adequately served with the amount of resources available within the City and County of San Francisco from the public and private sector.

4. FSS FAMILY SELECTION PROCEDURES

The (SFHA) selection procedures will follow in four progressive steps. Each family will be expected to complete each step prior to the execution of a Contract of Participation (CoP). The steps are:

1) Submit pre-enrollment request, 2) Attend orientation meeting, 3) Personal interview, 4) Good standing confirmation.

Step 1: *Pre-enrollment*

The (SFHA) will make the initial contact by mailing flyers which will include a statement of the program in Chinese, Spanish, Vietnamese, Cambodian and Russian to the Section 8 participants. The flyers will briefly explain the FSS program. Applicants who are interested in enrolling in the FSS Program will submit a pre-enrollment request. If there are FSS slots available, applicants will be mailed an orientation invitation letter.

Upon reciept of the pre-enrollment request the SFHA will log the name, client number and date of pre-enrollment request. If there are more applicants than FSS slots the SFHA will conduct a computerized lottery to place the families in ranking order. Second letters will be sent notifying families of their eligibility and advising them of their position on the FSS waiting list. Subsequent additions will be added to the wait list in chronological order.

Step 2: *Orientation Workshop*

The SFHA will conduct orientation workshops designed to provide the families with more detailed information about the FSS program and its benefits. Prior to the date of the orientation workshop the families that expressed an interest in the FSS program will be notified. An appointment will be made for groups of not more than thirty families to attend. Childcare may be provided.

The SFHA may conduct the orientation workshops for non-English speaking families if necessary. Otherwise, the SFHA may have an interpreter present during the orientation. Families will be encouraged to provide their own interpreter services.

Step 3: *Interview*

Each family will receive a scheduled interview appointment. The personal interview allows the family to receive exclusive attention and address any concerns they may have regarding the FSS program. Assigned staff will seek to ascertain the basic needs of the family based on information derived from the personal interview and self-appraisal packet given in the orientation.

Step 4: Good Standing

Any family selected to participate in the FSS program must be in good standing with the SFHA. Any family that has breached an agreement or is otherwise delinquent on any executed repayment agreement with the SFHA or another Housing Authority is not in good standing and will be denied participation in the FSS program. This will include a family with a history of missed and consistently late payments. Families that execute and adhere to the arrangement of a repayment agreement are considered in good standing.

5. NON-DISCRIMINATION:

The SFHA will select families for the FSS program without regard to their race, color, religion, sex or sexual orientation, family status or national origin. Reasonable conveniences will be afforded any family with disabilities, that otherwise qualify for the program. Provided that such assistance does not cause undo financial and/or administrative burdens to the SFHA.

The SFHA will administer the FSS program in accordance with Title VI of the Civil Rights Act of 1964; the Fair Housing Act: section 504 of the Rehabilitation Act of 1973 and current Statutory and Regulatory rules governing FSS programs as amended in the Housing and Community Development Act of 1993.

6. LOTTERY

The SFHA will initially employ a computerized lottery system to ensure a fair and equitable distribution of FSS slots.

Subsequent outreach will be structured on a chronologically-based wait list.

7. INCENTIVES

The SFHA will offer tangible and non-tangible incentives to the FSS participants that will include:

Escrow Credit:
The escrow credit is monies generated by an increase in family wages that is dispersed to the family upon successful completion of the FSS program.

Home Ownership:
Families may be allowed to make interim withdrawals from the FSS escrow funds to apply towards a down- payment for home ownership by participating in the Home Ownership for Everyone Program HOPE which allows Section 8 subsidy payments to be used towards the purchase of a home.

CalWorks:
The SFHA has commitments from the Department of Social Services that will enable the SFHA to aid families in accessing the Greater Avenue Towards Independence Program.

Wardrobe Assistance:
The SFHA will seek commitments from clothing retailers to donate career clothing for the FSS families.

Non-tangible

The non-tangible incentive will be the boost in self esteem derived from successfully completing the FSS Program and the many benefits that will result thereof.

8. ESCROW ACCOUNT

The escrow account is the financial incentive for families to participate in the FSS Program. Generally, the FSS families continue to pay rent in accordance with their incomes and as a rule, the difference between the rent when a tenant family signs the FSS Contract (referred to as baseline figures) and increase amount paid for rent as the result of earned income is escrowed on behalf of the participant family. The escrow is based on increase of earned income as follows:

- The full amount, before payroll deductions, of wages and salaries, overtime pay, commissions, tips, bonuses, fees, and other compensation for personal services;
- Net income from the operation of a business or profession;
- Military pay that is normally included in the Annual Income definition;
- Earned income does not include pension or annuity, transfer payments, or any cash or in-kind benefits;
- Earned income does not include income of children under 18 (as long as they are not head or spouse). If an adult is added or a child turns 18 after the Contract of Participation is executed, the income is counted;
- The escrow does not include increases in income other than earned income;
- Increases in TANF for a family in which no family member is employed are not counted toward the escrow calculation;
- If the family participates in education or job training and there is no employment income, there is no escrow fund calculation made;
- If the head of household gets married after the execution of the Contract, the spouse's earned income is counted when computing the escrow, regardless of whether they have an individual training and services plan;
- There is a different calculation for families who are Very-Low-Income v. Low-Income;
- For families over the Low-Income limit, there will be no FSS credit. No credits will be made to the family's FSS account when the FSS family has completed the Contract of Participation or when the Contract is terminated or otherwise nullified;
- The SFHA will maintain a single depository account for each FSS family and will credit periodically, but not less than annually, the amount of FSS credit due the family. The SFHA will report, at least once annually, to each FSS family on the status of the family's FSS account;

DISBURSING THE FSS ACCOUNT

The SFHA will normally disburse the escrow account fund;

- When the family completes the Contract, or
- When no family member receives welfare assistance.
- The amount in an FSS account, in excess of any amount owed to the SFHA by the FSS family, is paid to the head of the FSS family;
- When the Contract of Participation has been completed (even if the Contract term has not expired), or
- Whenever 30% of the family's monthly adjusted income equals or exceeds the Payment Standard for the Voucher size issued by the Section 8 Program based on the SFHA's Occupancy Standard and jurisdiction (even if the five years is not up), and
- When, at contract completion, the head of the family certifies that, to the best of his/her knowledge and belief, no family member receives Federal or state welfare assistance (SSI payments for a disabled family member are not subject to this test).
- When, at the completion of the contract all income data reported while on the program is verified accurate through Enterprise Income Verification (EIV) System.

INTERIM DISBURSEMENT

The SFHA may, at its sole option, disburse a portion of the funds from the family's escrow account during the Contract period for Contract-related expenses if the family:

- Has fulfilled certain interim Contract goals, and
- Needs a portion of the FSS account funds for purposes consistent with the Contract such as: 1. School tuition or other school costs 2. Job training expenses 3. Business start-up expenses Please note the SFHA has the option of disbursing funds directly to the service provider.
- Interim withdrawals may be allowed for a family participating in the Home Ownership for Everyone Program (HOPE) towards the down payment for the purchase of a home.
- The SFHA will contact current landlords renting to FSS families to verify that the family has no outstanding rent delinquency or other cost. Any amount outstanding will be deducted from the escrow by that amount prior to proration and distribution of the interest income. (FSS account balances are adjusted in cases of rent delinquency because the credit is based on the amount of rent the family actually paid, not the amount charged). Although, the family will be notified at least 60 days prior to the distribution of the FSS funds to allow the family to bring their rent current to avoid deduction from the escrow account.

FORFEITING THE ACCOUNT

Amounts in the FSS account will be forfeited if (1.) The Contract of Participation is terminated, or (2.) The Contract of Participation is completed but the family is still receiving welfare assistance when the FSS contract expires, including all extensions, (3) The family commits a Program violation. Before the escrow account funds are forfeited, clients will be mailed a 30 day notice of action giving them time to appeal. The SFHA will provide monthly reports of clients with forfeited escrow accounts which will include the reason for forfeiture.

9. OUTREACH EFFORTS

The SFHA will notify all Section 8 participants of the FSS program by way of flyers. The flyers will also be sent to agencies that provide FSS related services. In addition, each Section 8 participant will be given written information on the FSS program during their annual recertification reviews.

Applicants on the Section 8 waiting list will be given information on the FSS program to consider as a future prospect. This will be included in their Section 8 briefing packet.

Seminars on the FSS program will be held for prospective support service providers from the public and private sector.

10. FSS ACTIVITIES AND SUPPORTIVE SERVICES

The SFHA has received commitments from various agencies. Some of these agencies will include, but are not limited to:

Employment Development Department (EDD)

EDD provides a wide range of services including job referrals with employers in the private and public Sector, and the Experience Unlimited (EU) which is a self directed organization of professional and technical jobs seekers which provides placement services, assistance in learning job search skills, information on firms and access to telephones, fax, computers, and photocopiers. Also provided are Vocational Assessments with the objective of job placement; Youth Employment Programs designed to assist at risk youth in receiving peer counseling referrals to supportive services, job referrals and referrals to training; and The Job Agent Program that offers supportive services and job placement to economically disadvantaged applicants who have barriers to employment. EDD also maintains a constant report with employers in both the private and public sector and provides employers with information on laws as they relate to human resources and employment.

Department of Social Services (DSS)

DSS will provide financial welfare and general assistance to dependent families and single adults. Also provided is professional case management for families participating in programs offered by DSS, in-home support services, children services, family crises intervention. DSS maintains an ongoing relationship with various agencies throughout San Francisco.

San Francisco Community College (SFCC)

SFCC maintains campuses throughout the county of San Francisco providing courses on various subjects, financial aid and educational assessments.

Women Initiative For Self Employment (WISE)

WISE assist women aspiring to become entrepreneurs by providing financial assistance and financial planning, sponsoring workshops, and directing clients to agencies that could provide assistance towards entrepreneurship.

Women in Non-traditional Employment

Women in Non-Traditional Employment is administered by an entrepreneur, Richey Rice-Gore, who secures commitments from employers to employ women in non-traditional jobs such as construction and labor.

Private Industry Council (PIC)/ Jewish Vocational Services

PIC assists clients in securing employment by providing training and referrals for employment to subcontractor who have committed themselves to providing employment. Additionally, PIC participates in the summer Youth Employment and Training Program and the Job Training Partnership Act Training Programs, both of which aid in employment of the clientele they serve.

The SFHA will seek to establish commitments with a host of other public and private agencies. It is our intent to develop agreements for support services.

11. CASE MANAGEMENT

The SFHA has employed the services of a Self Sufficiency Coordinator and Self-Sufficiency Specialist who will provide case management for families participating in the FSS program. Case management will be provided throughout the term of the Contract. The Coordinator and Specialist will maintain contact with the families through office/home visits or telephone at least once a month and more frequently during periods of crisis. In addition, The Coordinator and Specialist will provide the following services:

1. Conduct personal interviews with the family on a continuous basis to review family progress, make any necessary revisions regarding family CoP.

2. Ascertain needs of the family based on information derived from the personal interview.

3. Compile information and documents related to the family.

4. Inform family of available resources and provide information.

5. Prepare and make referrals to the appropriate resources.

6. Intercede on behalf of family when services are not being adequately delivered.

7. Review family progress and make recommendations where necessary.

There will be other functions of the case manager that will develop as the needs of the family evolve. The case management functions will be carried out with a view to aid the family on their path to self sufficiency.

Families that elect to exercise portability may not receive case management. Unless a family can demonstrate, to the satisfaction of the SFHA, that they are able to carry out the obligations set forth in their Contract, no case management will be provided.

12. PORTABILITY

Portability will remain available to all FSS families. However, each family will be required to remain in the SFHA FSS program for the first twelve months of participation in the FSS program.
A family requesting a transfer will be required to meet with the FSS Coordinator to review the possible ramifications which could result from the transfer and to review the feasibility of such a move. If an FSS family chooses to move to another community, the FSS Coordinator will contact the receiving Housing Authority to determine whether or not, they able to accept the San Francisco FSS family into their FSS program.

Families currently on transfer from another Housing Authority within San Francisco will be given the opportunity to apply for the SFHA FSS program. These families will be absorbed by the SFHA if they are selected to participate in our FSS program. However, subsequent families who transfer to the SFHA, although given the same opportunity to apply for the SFHA FSS program, will not receive a selection preference. It will be the sole discretion of the SFHA to allow a family to participate in its FSS program.

A family that transfers and is accepted into the receiving Housing Authority FSS program will be canceled from the SFHA FSS program. Their FSS related service will cease and the escrow credit will be transferred to the receiving Housing Authority.

A family that transfers and is not accepted into the receiving Housing Authority FSS program will be canceled from the SFHA FSS program and will forfeit the escrow account.

13. CONTRACT OF PARTICIPATION

Once the families goals and objective have been established each family will be required to sign a CoP. The CoP will be effective the first of the month after the contract is executed. The initial term of the CoP will be five years and may be extended an additional two years at the written request of the family, with good cause. (Good cause is considered circumstances beyond the families control such as serious illness or involuntary loss of employment; terminations resulting from failure to perform is not considered good cause) An extension may be granted to allow the family to meet the interim goal of remaining off welfare assistance for at least one year prior to expiration of the contract expiration date.

The information included in the Contract are the Gross Annual Income, the amount of earned income in the Gross Annual Income, the family Rent (30% of monthly income in case of Vouchers). Not to exceed the Contract Rent for the Voucher size issued by the Section 8 Program based on the SFHA's Occupancy Standard and jurisdiction.

The Contract will be signed by the family member designated as head for the determination of income eligibility. Individual Training and Services Plans will be completed on each adult family member requesting participation in the FSS program. The Individual Training and Service Plan will be an attachment to the Contract. The Service Plan will include at a minimum, the initial long and short-term goals, interim and the final goal of obtaining and maintaining suitable employment. Each Contract will include the mandatory goal

requiring the family to be free of welfare assistance within one year of the expiration of the contract, including any extensions.

The SFHA will maintain responsibility for seeing that the services outlined in the Individual Service and Training Plan are delivered to the family. If the SFHA is unable to obtain services the SFHA will decide if another available service can achieve the same purpose. If not, the SFHA will decide if the unavailable services are integral to the families ability to achieve self sufficiency. If necessary, the SFHA will delete the services and modify the Contract. However, if it is determined that the services are integral, the SFHA shall declare the Contract null and void.

The contract will specify the need for the head to seek and maintain employment with an above minimum wage salary, unless there is potential for advancement in an occupation consistent with the goals outlined in the Individual Service Plan. Even though the SFHA will make the ultimate decision as to suitability of employment, this decision will be made in conjunction with the family based on the person's skills, education, and available job opportunities within the SFHA's jurisdiction.

The contract may require one or more family members to attend job training and counseling sessions and to interview for jobs. However, the Contract is not considered broken if other family members do not complete their Individual Service and Training plans or never become employed.

The Contract may be modified if the family and the FSS Coordinator mutually agree. However, the contract can only be modified in the area of the Individual Training and Services Plans, the Contract term (extensions) and the designation of the FSS head of the family. If the modification is made to the FSS head, it will be included in an attachment to the Contract which will include the name of the new head, the signatures of the new FSS head and an SFHA representative and the date signed. All modifications will be in an attachment to the Contract. If the designated head leaves the household the remaining family members may designate another family member as the head, for the purpose of continued participation in the FSS program and receipt of the escrow credit. If no family member is designated as the new head, the Contract will be canceled and the escrow forfeited.

Each family will be given an opportunity to review and adjust the conditions of their Contract and will be informed of the possible ramifications resulting from such changes. If such changes result in the family not successfully completing their Contract the SFHA will not be held responsible and the escrow will be forfeited. Families will be required to make a formal written request regarding any changes in their contract service plans, extensions and interim withdrawals. The SFHA will send formal notifications to the family regarding any changes in regulation or policy that would affect an FSS family, including any contract termination.

A Family that fails to complete their Contract will be terminated from the FSS program and the escrow will be forfeited. The family may be allowed to apply for future participation in the FSS program, provided they were not terminated for fraud in connection with the Section 8 Voucher Program or the FSS program. However, the family will be placed at the end of the FSS waiting list.

14. FSS TERMINATION AND WITHHOLDING POLICIES

The Contract will outline the reasons for terminating or withholding the FSS supportive service and/or Section 8 Assistance if the designated head fails to comply with the terms of the Contract. However, it is the SFHA policy to terminate the FSS contract, but the Section 8 rent subsidies will remain with the families. Please note if other family members fail to complete their assigned contract, their actions will not result in termination of

support services or Section 8 assistance for the entire family. Notwithstanding, the SFHA may choose to withdraw support services for that individual family member.

GROUNDS FOR TERMINATION

The following are reasons for termination of the FSS program:

1) Noncompliance with the lease;

2) Failure to become independent from welfare assistance;

3) Failure to meet any other obligation under the FSS contract except the interim goal concerning welfare assistance;

4) Family has committed fraud in connection with the FSS or Section 8 Program. Fraud is defined as deceit or trickery, deliberately practiced in order to gain some advantage dishonestly.

If a family is terminated from the FSS program the family cannot reapply for one year. Whether a family is allowed to participate in the FSS program for a second time is the sole discretion of the SFHA.

15. GRIEVANCE PROCEDURES

Participants in the FSS program will have a right to an informal hearing to review a SFHA decision affecting their right to participate in the FSS program. The procedures for filing a grievance are as follows:

1) The family must make a written request for an informal hearing.

2) The informal hearing is conducted by an impartial staff member who had no participation in the decision to terminate the family from the FSS program; and has no supervision authority over any staff involved in the initial decision to terminate.

3) The SFHA will mail written notification to the family of their decision to terminate the FSS contract. Included in the notice will be a statement informing the family of their right to request a hearing. The family will also be given a deadline by which they must request a hearing.

4) Upon receipt of the request, the family will be mailed a letter with an appointment for a hearing date and time. The family will be given the opportunity to examine any records or documents relating to the decision to terminate the FSS Contract.

5) The family will be informed that if they want legal assistance they must provide their own legal counsel, at their own expense.

6) Following the hearing process the family will be notified by written correspondence of the final decision resulting from the facts presented during the hearing.

16. ASSURANCE OF NON-INTERFERENCE

The FSS Program is voluntary. Hence, all current and prospective Section 8 Voucher holders will be informed that their decision not to participate in the FSS program will not affect their admission to or continued participation in the Section 8 Program.

17. FSS IMPLEMENTATION TIMETABLE

March 1995 Forms and letters developed

February FSS plan submitted to HUD

March: Initial informational letters sent and pre-enrollment mailed and returned

March: Second letter of notification sent to interested families advising them of date and location of orientation workshops.

April: Workshops conducted

May: Personal interviews conducted

June: Case managers assessment

July 31, 1995 first active participant in the FSS Program

18. PROGRAM COORDINATING COMMITTEE (PCC)

The Program Coordinating Committee is made up of a diverse, enthusiastic and cohesive group of volunteers who are committed to the to the goals and objective of the FSS program.

The Committee works and meets collaboratively with the FSS Coordinator to advise, monitor and provide assistance towards the success of the FSS program. The Committee will meet bimonthly and more frequently, if needed. For the purpose of effectiveness the PCC has been divided into three subcommittees as follows:

Education and Job Training

Virginia Velez	Women Initiative for Self Employment WISE
Darren Gapultos	The Family School
Andrea Morrison (Section 8 Client)	CityBuild (Mayor's Office of Community Development)
Manny Fernandez	Marin Family Action
Ed Donelson	SFHDC
Dean Honeycut	City College of San Francisco (Southeast Campus)
Helen Branham	Urban Solutions
Gwen Strain	Project FIN

Family/Children Health Services

Cynthia Selmar	LCSW Department of Public Health
Ramona Woodruff-Benson (Section 8 Tenant)	Homeless Prenatal program

Beauvelen Latimore (Section 8 Tenant)	Family Ambassador Project

Social Services

Pending	Project Homeward Bound
Charlene Clemmens	Family Service Agency
Jane Gelfand	Positive Resource Center
Vonnell Bettencourt	Telephone Aid Living With Kids T.A.L.K. LINE
Maria Gonzalez	Family Self-Sufficiency Specialist
Natasha Pulliam	Family Self Sufficiencey Coordinator
	Serves on all Committees

The PCC sub-committees will meet as often as n ecessary to address specific items as they arise to identify and target services for the FSS families. The FSS Coordinator will keep the other Committee members abreast as regards to the actions and progress of the sub-committees during the regularly scheduled bi-monthly group meetings of the entire PCC. Each Committee member has committed to providing an alternate member in their absence, where possible. The PCC membership will adjust as the FSS program evolves. However, the ultimate objective of the PCC members is to create an FSS program that is successful in assisting the FSS families in becoming self sufficient.

SAN FRANCISCO HOUSING AUTHORITY
Public Housing Operations Department
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

SFHA COMMUNITY SERVICE COMPLIANCE PROCESS

1. GENERAL:
   In order to be eligible for continued occupancy each adult family member must either (a) contribute eight hours per month of community service (not including political activities), or (b) participate in an economic self-sufficiency program, or (c) perform eight hours per month of combined activities as previously stated unless they are exempt from this requirement.

2. EXEMPTIONS:
   The following adult family members of tenant families are exempt from this requirement:
   a. Family members who are 62 years old or older
   b. Family members who are blind or disabled as defined under 216(1)(1) or 1614 of the Social Security Act (42 U.S.C. 416(1)(1) and who certifies that because of these disabilities he or she is unable to comply with the community service requirements.
   c. Family members who are the primary care givers for someone who is blind or disabled as set forth in paragraph B above
   d. Family members engaged in work activities, as defined in Social Security Act, at least eight hours per month
   e. Family members who are exempt from work activities, under part A Title IV of the Social Security Act or under any other state welfare program, including the Welfare to Work program
   f. Family members receiving assistance, benefits, or services under a state program funded under part A, Title IV of the Social Security Act or under any other state welfare program, including the Welfare to Work program and are in compliance with that program

3. NOTIFICATION OF REQUIREMENT
   SFHA shall identify all adult family members who are exempt from the community service requirement.
   SFHA shall notify all such family members and the categories of individual who are exempt from the requirement. The notification will provide the

opportunity for the family to claim and explain an exempt status; SFHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual re-examination, or after October 1, 2003. Families paying flat rent, the obligation begins on the date their annual re-examination would have been effective. They will also be advised that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of their next annual re-examination.

4. VOLUNTEER WORK

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and enhance resident self-sufficiency and increase responsibility of the residents within the community. SFHA encourages parents of school age children to provide community service in their child's school.

5. PROCESS

Upon admission, or at first annual re-examination, or after October 1, 2003, or subsequent re-examination, SFHA will do the following:

a. Provide list of volunteer opportunities to the family members
b. Provide information about obtaining suitable volunteer positions
c. Provide *Community Service Compliance Certification* form. Instruction for the time required to complete the form and have a supervisor date and sign for each period of work
d. All property managers will assist family members in identifying appropriate volunteer positions and in meeting their responsibilities.
e. Property managers will track the family member's progress in community service monthly. And will meet with family member's quarterly to best encourage compliance.
f. Sixty days before family's next re-examination date, the property manager will advise his or her supervisor whether each applicable adult family member is in compliance with community service requirement.

6. NOTIFICATION of NONO-COMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT

SFHA will notify the head of household of non-compliance and of the following:

a. Names of the family members determined to be in non-compliance
b. The determination is subject to the grievance procedure
c. Unless the family members enter into an agreement to comply or leave the household, the lease will not be renewed or will be terminated

7. OPPORTUNITY to COMPLY with COMMUNITY SERVICE

SFHA will offer the family members the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement will state that the family member(s) agree to enter into an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with requirement over 12-month period. The cure shall occur over 12 months period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement.

The first hours a resident earns goes towards the current year's commitment until the current year's commitment is made:

Property Manager will assist the family member in identifying volunteer opportunities and will track compliance on monthly basis.

If any family member does not accept the terms of the agreement or does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under their agreement to perform community service by SFHA shall take action to terminate the lease.

In implementing the community service requirement SFHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees or replace a job at any location where residents perform activities to satisfy the service requirement.

SAN FRANCISCO HOUSING AUTHORITY

Public Housing Operations Department

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Community Service Compliance Certification

I/We have received a copy of, have read and understand the contents of the Authority's Community Service/Self-Sufficiency Policy.

I/We understand that this is a requirement of the Quality Housing and Work Responsibility Act of 1998 and that if we do not comply with this requirement, our lease will not be renewed.

_____ _____

Resident Date

_____ _____

Resident Date

_____ _____

Resident Date

SAN FRANCISCO HOUSING AUTHORITY
Public Housing Operations Department
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Community Service Statement

The San Francisco Housing Authority requires community service of not less than 8 hours per month.

I, the undersigned, certify that the person listed below is performing community service at the agency listed below:

Tenants Name: _____

Name of Agency: _____

_____ number of hours worked during the month of _____
month, year

_____ _____
Signed Date

_____
Title

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Public Housing Operations Department

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Community Service Exemption Certification

I certify that I am eligible for an exemption from the Community Service requirement for the following reasons:

( ) I am 62 years of age or older

( ) I have a disability, which prevents me from working
(Certification of Disability Form will serve as documentation)

( ) I am working
(Employment Verification form will serve as documentation)

( ) I am participating in a Welfare-to-Work Program
(Must provide verification letter from agency)

( ) I am receiving TANF and am participating in a required economic self-sufficiency program or work activity
(Must provide verification from the funding agency that you are complying with job training or work requirements)

( ) I am a full-time student
(Must provide verification letter from school attended)

_____ _____

Resident Date

COMMUNITY SERVICE FORM LOG

DATE	CLIENT #	CLIENT NAME	CLIENT ADDRESS	DUE DATE	DATE RETURNED	INITIALS	COMMENTS

COMMUNITY SERVICE CONTRACT LISTING

Glide Memorial
330 Ellis Street
San Francisco, CA 94102
(415) 674-6000

Blood Bank
(415) 567-6400

Adopt –A-Street
Department of Public Works (DPW)
2323 Cesar Chavez Street
San Francisco, CA n 94124
(415) 98-ADOPT

City Job Hotline
Dept. of Human Resources (DHR)
44 Gough Street
San Francisco, CA 94103
(415) 557-4888

Compass Community Srvs.
995 Market Street, 5th Floor
San Francisco, CA 94103
(415) 644-0504
(415) 644-0514 fax
Julie Glanville, Community Outreach Coordinator
community@compass-sf.org
(415) 399-9406 ext. 304

Food Bank of San Francisco
Bay Area
Second Harvest
(415) 282-1900

OnLok Senior Center
Attn: Joaquin Moreno
225 30th Street, 3rd Floor
San Francisco, CA 94131
(415) 550-2210

Clean City Coalition
401 Tunnel Avenue
San Francisco, CA 94134
(415) 330-1414

San Francisco Unified School District (SFUSD)
Communications & Public Relations
135 Van Ness Avenue
San Francisco, CA 94102
(415) 241-6565

Tenant Associations

Holly Courts Tenant Association
85 Patton Street
San Francisco, CA
(415) 642-4759

Alemany Tenant Association
947 Alemany Blvd.
San Francisco, CA
(415) 648-9794

Potrero Terrace Tenant Association
1077 Connecticut Street
San Francisco, CA
(415) 401-0552

Sunnydale Tenant Association
1653 Sunnydale Avenue
San Francisco, CA 94134
(415) 333-4917

Westside Courts Tenant Association
(415) 949-6871

Potrero Annex Tenant Association
65 Watchman Way
San Francisco, CA 94107
(415) 643-8489

Ping Yuen Tenant Association
799 Pacific Avenue
San Francisco, CA
(415) 781-2860

Hunter's View Tenant Association
227-229 West Point Road
San Francisco, CA 94124
(415) 821-2873

Alice Griffith Tenant Association
204 Cameron Way
San Francisco, CA 94124
(415) 822-1406

Robert B. Pitts Plaza Tenant Association
1150 Scott Street
San Francisco, CA
(415) 749-0659

ALERT! ALERT!

THIS LETTER PROVIDES IMPORTANT INFORMATION FOR ALL MEMBERS OF THE HOUSEHOLD WHO ARE UNEMPLOYED, NOT IN A JOB TRAINING PROGRAM, OR IN SCHOOL, AND WHO ARE BETWEEN THE AGES OF 18 AND 62

ALL ADULT MEMBERS BETWEEN THE AGES OF 18 AND 62 IN YOUR HOUSEHOLD ARE REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO PROVIDE EIGHT (8) HOURS OF COMMUNITY SERVICE PER MONTH IF THEY ARE NOT EMPLOYED (MUST WORK AT LEAST 20 HOURS PER WEEK), OR NOT IN A JOB TRAINING PROGRAM, OR IN SCHOOL

MANDATORY ACTION REQUIRED BY AUGUST 1, 2003

PLEASE REPORT TO YOUR PROPERTY MANAGER'S OFFICE THE NAME(S) OF THE HOUSEHOLD MEMBER(S) WHO YOU THINK ARE EXEMPT BASED ON THE EXEMPTION BELOW

Exemptions are only granted if you provide the appropriate medical or government documentation that the person is disabled, is going to school, is currently working at least 20 hours per week, or is in a job training program.

If an adult member has already been acknowledged by the property manager as a person with special needs, this person does not need to provide documentation, and is considered exempt. If you have any questions, please contact the Property Manager's Office.

The public housing tenants exempt from the community service and self-sufficiency requirements are those who are verified as the following:

1. Age 62 years or older
2. Blind or Disabled as established by the Federal Government
3. Engaged in work activities as defined by the Social Security Act
4. Employed – Subsidized or Unsubsidized or Unsubsidized (Must work at least 20 hours per week)
5. Currently in a Work Experience position
6. Currently enrolled in an On-the-Job-Training Program
7. Actively participating in a Job search and Job-Readiness Program/Workshops
8. Actively participating in a Community Service Program
9. Currently enrolled in a Vocational Educational Training Program
10. Currently enrolled in a Job Skills Training Program directly related to employment
11. Currently enrolled in an Education Program directly related to employment
12. Satisfactory attendance at secondary school or a certificate program, and
13. The provision of childcare services to an individual who is participating in community service program.

Attachment to San Francisco Housing Authority Lease Agreement

This document is an attachment to the written Dwelling Lease ("Lease") between the San Francisco Housing Authority (SFHA) and the undersigned tenants, dated _____, _____, 200___.

The Lease shall be renewed automatically, unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the twelve-month term.

If the tenant, or another family member, has violated the community service requirement, the San Francisco Housing Authority will not renew the Lease upon expiration of the term unless (1) the tenant, or any other noncompliant resident, enter into a written agreement to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease and (2) all other members of the family, who are subject to the service requirement, are currently in compliance or are no longer residing in the unit.

San Francisco Housing Authority

By _____

Print Name _____

Signature _____

Title _____

Tenant(s)

Print Name _____

Signature _____

Print Name _____

Signature _____

Safety and Crime Prevention

The San Francisco Housing Authority
Department of Security Mission Statement

The mission of the Department of Security is to provide excellent customer service, reduce crime, create a safe environment, build trust, and enhance the quality of life for the residents of public housing.

(i) The San Francisco Housing Authority ("SFHA"), given the number of residents it serves, has a need to provide security at its family and senior/disabled sites.

(ii) In an effort to provide security the SFHA has entered into a Memorandum of Understanding ("MOU") with the San Francisco Police Department ("SFPD"), and private security firms. Additionally, the SFHA has implemented a comprehensive safety camera strategy at its senior/disabled and family sites.

(iii) The SFHA has an MOU with the SFPD to provide supplemental police services. As part of the MOU the SFPD has agreed to provide a Commander of police to oversee all activities associated with public housing property. All information from the SFPD's precincts is channeled through the Commander and passed on to SFHA staff.

Pets

The San Francisco Housing Authority has a clearly defined pet policy. It is contained in the *Admissions and Continued Occupancy Policies* of the San Francisco Housing Authority.

The Pet Policy is included in this section.

SAN FRANCISCO HOUSING AUTHORITY

APPENDIX C:

PET POLICY

Section 526 of the "Quality Housing and Work Responsibility Act of 1998" (QHWRA) provides for the ownership of pets in federally-assisted rental housing "in accordance with applicable State and local public health regulations." Section 19901 of the California Health and Safety Code provides that, "Notwithstanding any other provision of law, no public agency which owns and operates rental housing accommodations shall prohibit the keeping of not more than two pets by the elderly in such rental housing accommodations." Accordingly, it is the Policy of the Authority to allow pets under the circumstances provided below.

A. A tenant may have up to two animals and one fish aquarium. No dogs of any breed are allowed in public housing unless:

   1. the tenant resides in an elderly/disabled development; or

   2. the tenant is ***62*** years or older or disabled and living in a family development ***and*** requires supportive services as defined in California Health and Safety Code section 50685.5.

B. Definition: The term "Pets" is limited to the following domesticated, common household animals: cats, dogs, birds, fish, hamsters. Only one fish aquarium, which shall not exceed 25 gallons, may be kept. Dogs and cats must be spayed or neutered. The maximum weight for any dog, except service dogs, is 50 pounds.

C. Application. Prior to housing any pet on premises owned and/or operated by the PHA, a tenant shall apply to the PHA for a permit to do so. The application must be accompanied by the following:

   1. A full pet deposit of $100 per pet or fish aquarium. This deposit is refundable after the tenant disposes of the pet or aquarium or vacates and if PHA verifies that there are no expenses directly attributable to the presence of the pet. However, for expenses exceeding the deposited amount, the household shall be responsible to reimburse the PHA for those costs. The pet deposit does not apply to service animals.

   2. A current dog license issued by the appropriate authority.

   3. Signed veterinarians' statement verifying that the animal is in good health, has no communicable diseases or pests, and, in the case of cats and dogs, is spayed or neutered.

   4. Evidence that the pet has received all current inoculations or boosters including parvovirus, distemper, hepatitus, leptospirosis, feline distemper, rhino tracheitis, calcivirus, and pneumonitis must be provided.

   5. A signed statement from the Tenant acknowledging that he/she has received and read the Pet Rules and agrees to comply with them and accept any and all financial and personal liability associated with the personal pet ownership in the housing project.

6. A color picture of the pet, except for fish, must be provided both at the time of application and when the pet reaches adult size.

D. Approval of Pet Application. Once all of the conditions for application for pet ownership permit have been met, the Property Manager shall make a decision on the resident's application within five (**5**) working days. If approved, the resident will be informed in writing. The Property Manager may re-validate the pet ownership permit at each subsequent annual re-certification as long as the tenant continues to follow the guidelines established in this Pet Policy. Failure to re-validate the pet ownership permit shall result in the removal of the pet or termination of the Tenant's tenancy or both.

E. Refusal of Pet Application. PHA may refuse, subject to PHA's grievance procedure, to approve a pet application due to the following reasons:

1. The animal does not meet the definition of pet.
2. Tenant fails to provide complete application information required by the Pet Ownership Policy.

F. Revoking Pet Ownership. Maintaining a pet in a facility owned and/or operated by PHA shall be subject to the rules set forth herein. The Tenant's pet ownership may be revoked at any time, subject to PHA's Grievance Procedure, due to any of the following reasons:

1. Management determines that the pet is not properly cared for.
2. The pet presents a threat to the safety and security of other tenants, PHA employees, contractors and others on the premises.
3. The pet is destructive or causes an infestation.
4. The pet disturbs other tenants for reasons including but not limited to noise, odor, cleanliness, and sanitation.
5. Tenant fails to re-validate the pet ownership permit as required in the Pet Ownership Policy.

G. All tenants allowed to keep a pet shall comply with the following rules:

1. In the case of dogs, proof that the pet is currently licensed must be provided annually.
2. Evidence that the pet has received all current inoculations or boosters including parvovirus, distemper, hepatitus, leptospirosis, feline distemper, rhino tracheitis, calcivirus, and pneumonitis must be provided to the HCDCH annually.
3. No pet may be kept in violation of State law or local ordinances with respect to humane treatment or health.

4. If pets are left unattended for a period of twenty-four (24) hours or longer, the Management may enter the dwelling unit to remove the pet. The Management will transfer the pet to the proper authorities, subject to the provisions of California State law and pertinent local ordinances. PHA accepts no responsibility for the animal under such circumstances.

5. No animal shall be kept, raised, or bred for any commercial purpose.

6. Dogs and cats must wear identification tags specifying resident's name and apartment number.

7. All pets shall remain inside the Tenant's dwelling unit. No animal shall be permitted in laundromats, hallways, community rooms, public restrooms, or other designated common areas unless to allow for ingress and egress to the building. Pets must be leashed or carried at all times while in elevator.

8. When taken outside the unit, dogs and cats must be kept on a leash, no longer than six (6) feet, controlled by a responsible individual.

9. No animal may be leashed to any stationary object outside the Tenant' s apartment.

10. Birds must be confined to a cage at all times.

11. Vicious and/or intimidating dogs or animals with a past history of attack or aggressive behavior towards other animals or people will not be allowed. No resident shall have a dog of a breed known as a Pit Bull, Rottweiler, German Shepherd, or Doberman Pinscher, nor any mixed breed thereof, unless it is specifically trained and currently used as a certified seeing eye, hearing, or service dog. Companion dogs do not qualify as exempt from the breed restrictions.

12. Tenants shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other tenants. The terms "disturb", "interfere", and "diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.

13. Tenants must provide litter boxes, which must be kept in the dwelling unit for cat waste. Tenants shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter shall be changed not less than once a week and placed in a plastic bag, properly disposed of by being placed in a trash container outside of the building, and at no time washed down any drains or flushed down any toilets. Pet waste may not be put down the garbage chutes.

14. Tenants shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

15. Tenants are responsible for cleaning up pet waste from their pet both inside and outside the dwelling unit and on facility grounds. Waste must be disposed of by being placed in a sealed plastic bag and then placed in a trash container outside of the building. At no time is pet waste washed down any drains or flushed down any toilets. Pet waste may not be put down the garbage chutes.

16. PHA may designate areas on the project grounds for pet exercise and deposit of waste or may prohibit the entire grounds from being used for pet exercise and deposit of waste. PHA shall provide adequate written notification to Tenant in event of any designation or prohibition.

17. Tenants shall not alter their dwelling unit, patio, or unit area in order to create an enclosure for any pet. No doghouses, animal runs, etc. will be permitted.

18. Tenants are responsible for all damages caused by their pets including the cost of professional cleaning of carpets and/or fumigation of units.

19. PHA may designate areas within a project, building, floor, or section of building, where pet owners must live and may direct such moves as may be necessary to establish such areas. The areas may be adjusted and PHA may direct such additional moves as may be necessary to meet changing needs. PHA shall provide adequate written notification to tenant should any designation be made. Tenant agrees to comply with PHA's request to move pursuant to this paragraph.

20. Tenants are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of PHA.

21. Guests may not bring pets (any type) onto the premises. No pet sitting will be allowed.

H. Animals That Assist the Disabled.

1. Elderly/disabled tenants must still comply with all aspects of this Pet Policy.

2. Dogs, which must be specifically trained and currently used to assist blind, deaf, or physically disabled individuals, may be allowed in units with an elderly/disabled individual. The tenant must submit documentation to the property office of each dog's training or certification for the purpose of assisting disabled individuals.

3. To determine that a dog may be allowed into family housing development, or tobe exempted from the breed restrictions, the head of household must provide a written certification, from a licensed medical doctor on a form provided by the PHA, that a member of the household has a disability and

requires the assistance of an animal as either a service or companion animal.

I. Violation of this Pet Policy may be grounds for removal of the pet or termination of the tenant's lease, or both.

1. Any pet not permitted under this policy shall be permanently removed from SFHA property within 30 days, during which time any such animal may be surrendered to an animal shelter or otherwise permanently removed at the owner's expense.

2. If the pet is removed, either a receipt from an animal shelter or notarized letter from the new owner verifying that the pet resides at a new address will be required.

3. If the tenant refuses to permanently remove the pet, the lease termination process will be initiated in accordance with procedures set forth in the Rental Agreement and State law.

Civil Rights Certification

The San Francisco Housing Authority has a Civil Rights Policy in its *Admissions and Continued Occupancy Policies* document for public housing residents and a fair housing statement in its *Section 8 Administrative Plan* documents. Both are included. In this section.

The SFHA periodically provides fair housing issues training to its staff members.

Also included in this section is a copy of the signed *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan* of the City and County of San Francisco.

SAN FRANCISCO HOUSING AUTHORITY

APPENDIX G:

Civil Rights Policy

CIVIL RIGHTS POLICY

The San Francisco Housing Authority is dedicated to providing quality, public affordable housing. Our goal is to create welcoming, secure communities for families, the elderly and disabled persons. We strive to prevent residents and guests from actions that could be considered civil rights incidents. We work diligently to create positive living environments to enhance the quality of life for our residents.

Each of our developments is a special place, reflecting the rich diversity in the experiences and backgrounds of our residents and the surrounding neighborhoods. We welcome people from many different walks of life and enjoy being part of their lives in a meaningful way by providing secure, comfortable housing. We encourage, celebrate, and value diversity in our communities.

We take pride in continually working to provide our residents with safe and sanitary housing within their financial means. We make every effort to provide the highest level of customer service and to be a good neighbor. We are a positive influence within the neighborhoods we serve and work to impact positively the lives of our residents and the surrounding communities.

It is the policy and duty of the San Francisco Housing Authority to administer all aspects of its housing program without regard to race, color, gender, religion, ethnicity or national origin, disability or sexual orientation. The San Francisco Housing Authority affirms that this Civil Rights Policy and the accompanying rules and procedures are intended to provide a process by which applicants, residents, and their visitors may report and seek redress from threats, harassment, violence or abuse while they are on San Francisco Housing Authority property.

Further, it is the policy of the San Francisco Housing Authority to comply with all applicable laws relating to Civil Rights, including:

- The Federal Fair Housing Act (formerly Title VIII of the Civil Rights Act of 1968)
- Section 504 of the Rehabilitation Act of 1973 (federal)
- Title II of the American with Disabilities Act of 1990 (federal)
- Title VI of the Civil Rights Act of 1964 (Federal)
- The Fair Employment and Housing Act (State of California)
- Violence Against Women Act (Federal)
- Any applicable local San Francisco Ordinances

Moreover, residents of the San Francisco Housing Authority are entitled to be free from unlawful discrimination. To ensure the success of this policy, the Commission specifically declares that this Civil Rights Policy augments and supplements the San Francisco Housing Authority Dwelling Lease, Section 13 (L), which states: "to assure that all Household members, guests, or other persons under the Tenant's control, shall not engage in: (1) any activity that threatens the health, safety or the right to peaceful enjoyment of any of the premises of other residents or SFHA employees...".

Consistent with this policy, alleged civil rights violations will be promptly reviewed and rapidly addressed. Violations of the San Francisco Housing Authority dwelling lease, as augmented and supplemented by this policy, could result in action, up to and including eviction, against those found violating the lease or this policy.

RULES AND PROCEDURES

I. Overview

The San Francisco Housing Authority will ensure that anyone who believes that he/she has been victimized by an alleged discriminatory act in violation of his/her civil rights is strongly encouraged to report the incident to the SFHA. The SFHA has established a procedure for this reporting to occur. An ensuing investigation will document the alleged act of discrimination along with appropriate recommendations and/or remedies.

II. Guidelines

A. Compliance with Civil Rights Laws
The Federal Fair Housing Act (formerly Title VIII of the Civil Rights Act of 1968)
Section 504 of the Rehabilitation Act of 1973 (Federal)
Title II of the American with Disabilities Act of 1990 (Federal)
Title VI of the Civil Rights Act of 1964 (Federal)
Violence Against Women Act (Federal)
The Fair Employment and Housing Act (State of California)
Any applicable local San Francisco Ordinances

B. Tenant Certification of Civil Rights Policy

All tenants will certify that they have read, understand, and agree to comply on behalf of themselves, all members of their household, any guests, and any other persons under their control with the SFHA Civil Rights Policy. The Civil Rights Policy will be read and explained to the tenant prior to certification. Non-english speaking tenants will receive a copy of the Civil Rights Policy and the Tenant Certification in their respective language. This certification will take place at the

time of admission into any housing unit under the jurisdiction of the SFHA.

C. Confidentiality

Information and documents received during any administrative inquiry conducted by the SFHA will be kept confidential to the extent required by law. Individuals shall be entitled to copies of their own affidavits or other documents they signed. Federal, state, and local law enforcement agencies, including civil rights agencies, shall be provided with such information and documents as is authorized by law. No retaliatory action will be taken against any person for having reported an alleged civil rights violation or for having aided or encouraged a person to report a civil rights violation or for having assisted in the investigation of such a report.

D. Identifying a Civil Rights Incident

1. In the event of an emergency, 911 is to be called immediately.

2. Any person (employee or tenant) learning of an incident involving threats, harassment, violence or abuse must report it immediately to the Office of General Counsel Inquiries (415) 554-1287, (fax) 554-1204. The Office of General Counsel Inquiries will make the determination as to whether or not a civil rights incident has occurred.

E. Civil Rights Information Telephone Line

A non-emergency 24-hour telephone information line has been established for the sole purpose of receiving reports of alleged incidents of civil rights violations at public housing developments. This telephone number is clearly posted in all housing development offices and community rooms.

F. Response Procedures

The SFHA will conduct an Administrative Inquiry whenever an alleged civil rights violation is reported. The following guidelines will be observed:

1. Identify emergency situations and get immediate police or other assistance.

2. Complete Incident Report Form and give copy to tenant. Determine the facts and circumstances surrounding the incident and prepare a report detailing the incident including any recommendations. The following factors should be considered in the administrative inquiry:

   a) The identity of the offender(s)

b) The nature of the incident

c) Did the offender act with a bias motive or intent?

d) Has the offender committed prior acts of misconduct?

e) Are reliable and credible witnesses available to support the contention of the alleged civil rights violation

f) Are there are any special handicaps or mitigating circumstances

g) Whether a household member who committed the act is of a young age

h) Whether the tenant took steps to prevent the household member's conduct

i) The seriousness and circumstances of the incident

3. Request a copy of the SFPD incident report, if available.

4. Inform the tenant of his/her right to file a complaint with the US Department of Housing and Urban Development and the San Francisco Human Rights Commission.

G. Log Book Entry

A master Log Book for Alleged Civil Rights Incidents will be maintained by the SFHA. The Log Book will contain the following information on all incidents:

(1) file number

(2) name, address and telephone number of tenant

(3) description of the nature of the complaint; and

(4) name and address of the offender(s), if known.

H. Records

All records will be preserved for a period of no less than five (5) years following the date of the incident.

1.0 EQUAL OPPORTUNITY

1.1 FAIR HOUSING

It is the policy of the San Francisco Housing Authority (SFHA) to comply fully with all Federal, State, and local nondiscrimination laws; the Americans With Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the ground of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the SFHA housing programs.

To further its commitment to full compliance with applicable Civil Rights laws, the SFHA will provide Federal/State/local information to applicants for and participants in the Section 8 Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the SFHA office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The SFHA will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. The SFHA will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

1.2 REASONABLE ACCOMODATION

A reasonable accommodation is some exception or change that the SFHA makes to rules, policies, services, or regulations that will assist a resident or applicant with a disability in taking advantage of a housing program and/or dwelling. The accommodation must be necessary for the individual with the disability to enjoy and/or fully use services offered to other residents and/or the individual dwelling unit.

A. Reasonable accommodations can include but are not limited to:

1) A change in the rules or policies or how the SFHA does things that would make it easier for a resident to live;

2) Permitting a seeing eye dog for a household in a community where pets are not allowed, or not charging a deposit for a service animal though the SFHA charges deposits for pets;

3) Permitting an outside agency to assist a disabled resident to meet the terms of the lease;

4) Permitting a live-in Personal Care Attendant (PCA) to live with a disabled resident who might need 24-hour assistance;

5) A change in the way the SFHA communicates with residents or gives them information.

B. Entitlement to a reasonable accommodation.

1, A resident or applicant is entitled by law to a reasonable accommodation when needed because of a disability of the applicant, resident, or household member. The SFHA will grant all requests for reasonable accommodations that are needed as a result of a disability if the request is not unduly burdensome or requires a fundamental alteration of the housing program. In the event that such a request is not economically feasible and/or involves an administrative burden, the SFHA reserves its right deny the request for accommodation. If the SFHA denies a request, SFHA staff will give the resident the reasons in writing.

C. Qualifications for a reasonable accommodation. There must be a verifiable disability involved in order for the household to qualify for a reasonable accommodation. The SFHA is required by law to keep all information about the disability confidential.

1) A person has a disability if he/she has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment.

2) Most serious medically treated conditions are considered to be a disability.

3) A disabled resident must still be able to meet essential obligations of tenancy - they must be able to pay rent, to care for the apartment, to report required information to the SFHA, avoid disturbing their neighbors, etc., but there is no requirement that the resident be able to do these things without assistance.

D. Written requests for reasonable accommodations.

1) The SFHA will respond to all written requests for reasonable accommodations by providing the resident/applicant with the following forms which will help the SFHA to better help the resident/applicant:

a) Tenant Packet for a Reasonable Accommodation (explains the SFHA policy to the resident/applicant, and provides instructions on how to apply).

b) Request for Reasonable Accommodation (resident/applicant completes); and

c) Verification of Need for Reasonable Accommodation and Release (resident/applicant provides Care Provider address and signs Authorization to Release Information).

E. Approval or Denial of Request.

1) We will respond to the resident or applicant by issuing the Approval or Denial of Request for a Reasonable Modification.

1.3 COMMUNICATION

Notifications of reexamination, inspection, appointment, or eviction will include information about requesting a reasonable accommodation. Any notification requesting action by the participant will include information about requesting a reasonable accommodation.

1.4 QUESTIONS TO ASK IN GRANTING THE ACCOMMODATION

A. Is the requestor a person with disabilities? For this purpose the definition of disabilities is different than the definition used for admission. The Fair Housing definition used for this purpose is:

> A person with a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment. (The disability may not be apparent to others, e.g., a heart condition).

If the disability is apparent or already documented, the answer to this question is yes. It is possible that the disability for which the accommodation is being requested is a disability other than the apparent disability. If the disability is not apparent or documented, the SFHA will obtain verification that the person is a person with a disability.

B. Is the requested accommodation related to the disability? If it is apparent that the request is related to the apparent or documented disability, the answer to this question is yes. If it is not apparent, the SFHA will obtain documentation that the requested accommodation is needed due to the disability. SFHA will not inquire as to the nature of the disability.

C. Is the requested accommodation reasonable? In order to be determined reasonable, the accommodation must meet two criteria:

1. Would the accommodation constitute a fundamental alteration? The SFHA's business is housing. If the request would alter the fundamental business that the SFHA conducts, that would not be reasonable. For instance, the SFHA would deny a request to have the SFHA do grocery shopping for the person with disabilities.

2. Would the requested accommodation create an undue financial hardship or administrative burden? Frequently the requested accommodation costs little or nothing. If the cost would be an undue burden, the SFHA may request a meeting with the individual to investigate and consider equally

effective alternatives.

Generally the individual knows best what they need; however, the SFHA retains the right to be shown how the requested accommodation enables the individual to access or use the SFHA's programs or services.

If more than one accommodation is equally effective in providing access to the SFHA's programs and services, the SFHA retains the right to select the most efficient or economic choice.

The cost necessary to carry out approved requests will be borne by the SFHA if there is no one else willing to pay for the modifications. If another party pays for the modification, the SFHA will seek to have the same entity pay for any restoration costs.

If the participant requests, as a reasonable accommodation, that he or she be permitted to make physical modifications to their dwelling unit, at their own expense, the request should be made to the property owner/manager. The Housing Authority does not have responsibility for the owner's unit and does not have responsibility to make the unit accessible.

Any request for an accommodation that would enable a participant to materially violate approved administrative procedures or family obligations will not be approved.

1.5 SERVICES FOR NON-ENGLISH SPEAKING APPLICANTS AND PARTICIPANTS

The SFHA will endeavor to have bilingual staff or access to people who speak languages other than English to assist non-English speaking families. The following languages will be accommodated:

- Spanish
- Chinese
- Samoan
- Russian
- Vietnamese

1.6 FAMILY/OWNER OUTREACH

The SFHA will publicize the availability and nature of the Section 8 Program for extremely low-income, very low and low-income families in a newspaper of general circulation, minority media, newspaper serving other ethnic populations including non-English publications and by other suitable means.

To reach persons, who cannot or do not read newspapers, the SFHA will distribute fact sheets to the broadcasting media and initiate personal contacts with members of the news media and community service personnel. The SFHA will also try to utilize public service announcements.

The SFHA will communicate the status of program availability to other service providers in the community and advise them of housing eligibility factors and guidelines so that they can make proper referral of their clients to the program.

The SFHA will hold briefings for owners who participate in or who are seeking information about the Section 8 Program. The briefing is intended to:

A. Explain how the program works;

B. Explain how the program benefits owners;

C. Explain owners' responsibilities under the program. Emphasis is placed on quality screening and ways the SFHA helps owners do better screening; and

D. Provide an opportunity for owners to ask questions, obtain written materials, and meet SFHA staff.

The SFHA will particularly encourage owners of suitable units located outside of low-income or minority concentration to attend. Targeted mailing lists will be developed and announcements mailed.

1.7 RIGHT TO PRIVACY

All adult members of both applicant and participant households are required to sign HUD Form 9886, *Authorization for Release of Information and Privacy Act Notice.* The *Authorization for Release of Information and Privacy Act Notice* states how family information will be released and includes the *Federal Privacy Act Statement.*

Any request for applicant or participant information will not be released unless there is a signed release of information request from the applicant or participant.

In accordance with State and Federal Constitutional protections, the SFHA will respect the privacy of information relating to applicants, participants, and tenants in SFHA programs. Accordingly, personal information is deemed private and confidential and will be released only by authorization of the SFHA Director and written consent of the affected party or by court subpoena.

It is important to note that the privacy policy is applicable to the release of participant information and not the gathering and use of information necessary to ensure eligibility and compliance with program regulations. Except, as required by federal regulations, information will not be solicited by the SFHA unless directly attributed to carrying out the responsibilities of the agency.

1.8 REQUIRED POSTINGS

The SFHA will post in each of its offices in a conspicuous place and at a height easily read by all persons including persons with mobility disabilities, the following information:

A. The Section 8 Administrative Plan

B. Notice of the status of the waiting list (opened or closed)

C. Address of all SFHA offices, office hours, telephone numbers, TDD numbers, and hours of operation

D. Income Limits for Admission

E. Informal Review and Informal Hearing Procedures

F. Fair Housing Poster

G. Equal Opportunity in Employment Poster

1.9 Conducting Business In Accordance With Professional Values And Ethical Standards

All employees of the SFHA Section 8 Leased Housing Division shall conduct business with professional values and ethical standards as outlined in the SFHA Personnel Policy and adhere to the following code of conduct:

1. Comply with conflict of interest requirements of the Housing Choice Voucher Program pursuant to 24 CFR 982.161; and

2. Prohibit the solicitation or acceptance of gifts or gratuities in excess of a nominal value by any officer or employee of the SFHA; and

3. All employees of the SFHA are prohibited from participating in the Section 8 Housing Choice Voucher Program as a landlord in San Francisco.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Amy Tharpe the Director of Policy, Mayor's Office of Housing certify that the Five Year and Annual PHA Plan of the San Francisco Housing Authority is consistent with the Consolidated Plan of City and County of San Francisco prepared pursuant to 24 CFR Part 91.

Amy Tharpe July 10, 2009

Signed / Dated by Appropriate State or Local Official

Fiscal Year Audit

As of July 9, 2009, the last fiscal year audit of the San Francisco Housing Authority took place on September 30, 2007.

The accounting firm, *Morris, Davis & Chan LLP*, performed the audit and its findings are included in this section.

MORRIS, DAVIS & CHAN LLP
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of the City and County of San Francisco
San Francisco, California

Regional Inspector General for Audit
Department of Housing and Urban Development
San Francisco, California

We have audited the accompanying financial statements listed in the table of contents of the **Housing Authority of the City and County of San Francisco** (the Authority) as of and for the year ended September 30, 2007. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the Plaza East Associates, L.P., Hayes Valley Apartments Limited Partnership, Hayes Valley Apartments II, L.P., and Bernal Housing Associates, L.P., which together represent 100% of the total assets and revenues of the aggregate discretely presented component units. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion on the financial statements, insofar as it relates to the amounts included for Plaza East Associates, L.P., Hayes Valley Apartments Limited Partnership, Hayes Valley Apartments II, L.P., and Bernal Housing Associates, L.P., in the aggregate discretely presented component units, is based solely on the reports of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, based on our audit and the reports of the other auditors, the statements present fairly, in all material respects, the respective net assets of the Authority and of its discretely presented component units as of September 30, 2007 and the respective changes in net assets and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards,* we have also issued our report dated June 19, 2008 on our consideration of the Authority's internal control over financial

reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis on pages 3 through 14 and the supplemental information reflecting defined benefit pension plan historical trend information on page 49 are not a required part of the basic financial statements but are disclosures required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management and obtaining information from the California Public Employees' Retirement System, regarding the methods of measurement and presentation of the required supplemental information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying combining financial statements listed in the table of contents are presented for purposes of additional analysis. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* The accompanying Financial Data Schedule is also presented for purposes of additional analysis as required by the U.S. Department of Housing and Urban Development. The foregoing schedules are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Morris, Davis & Chan LLP

Oakland, California
June 19, 2008

MORRIS, DAVIS & CHAN LLP
Certified Public Accountants

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners
Housing Authority of the City and County of San Francisco
San Francisco, California

Regional Inspector General for Audit
Department of Housing and Urban Development
San Francisco, California

We have audited the financial statements of the **Housing Authority of the City and County of San Francisco** (the Authority) as of and for the year ended September 30, 2007, and have issued our report thereon dated June 19, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We

consider the deficiencies described as items 07-01 to 07-03 in the accompanying schedule of findings and questioned costs to be significant deficiencies in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that none of the significant deficiencies described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Authority's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Board of Commissioners, management, and the U.S. Department of Housing and Urban Development, and the City and County of San Francisco, and is not intended to be and should not be used by anyone other than these specified parties.

Morris, Davis & Chan LLP

Oakland, California
June 19, 2008

MORRIS, DAVIS & CHAN LLP
Certified Public Accountants

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Housing Authority of the City and County of San Francisco
San Francisco, California

Regional Inspector General for Audit
Department of Housing and Urban Development
San Francisco, California

Compliance

We have audited the compliance of the **Housing Authority of the City and County of San Francisco** (the Authority) with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended September 30, 2007. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

As described in items 07-4 to 07-8 in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding eligibility, admissions, and continued occupancy that are applicable to the Conventional Housing Program; eligibility, admissions, continued occupancy, and Family Self Sufficiency requirements that are applicable to the Section 8 Program. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2007.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies and others that we consider to be material weaknesses.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 07-4 through 07-8 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs, we consider item 07-5 to be a material weakness.

The Authority's response to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information of the Board of Commissioners, management, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Morris, Davis & Chan LLP

Oakland, California
June 19, 2008

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2007

Program Title	Federal CFDA Number	Other Identifying Number	Program or Award Amount	Cumulative Total September 30, 2006	October 1, 2006 Through September 30, 2007	Cumulative Total September 30, 2007
U.S. Department of Housing and Urban Development (HUD)						
Conventional Housing						
Operating Subsidy	14.850 *	ACC-255	$ 30,581,619	$ -	$ 30,581,619	$ 30,581,619
Modernization/Development	14.872	CAPITAL FUND 2003	12,040,104	11,822,320	268,040	12,090,360
	14.872	CAPITAL FUND 2003 BONUS	2,593,981	2,365,754	256,842	2,622,596
	14.872	CAPITAL FUND 2003 REP. HOUSING	241,475	167,807	73,668	241,475
	14.872	CAPITAL FUND 2004	14,089,111	10,806,535	1,573,497	12,380,032
	14.872	CAPITAL FUND 2004 REP. HOUSING	282,569	17,193	180,603	197,796
	14.872	CAPITAL FUND 2005	14,314,389	7,896,431	3,001,044	10,897,475
	14.872	CAPITAL FUND 2005 REP. HOUSING	125,249	-	94,725	94,725
	14.872	CAPITAL FUND 2006	13,181,886	2,821,606	4,784,332	7,605,938
	Total 14.872 *		56,868,764	35,897,646	10,232,751	46,130,397
HOPE VI Programs						
HOPE VI - Valencia	14.866	CA39URD001I197	23,230,641	22,597,533	295,977	22,893,510
HOPE VI - North Beach	14.866	CA39URD001I296	20,000,000	19,999,997	-	19,999,997
	Total 14.866		43,230,641	42,597,530	295,977	42,893,507
Housing Assistance Payments Program						
Section 8 Housing Choice Voucher	14.871	CA001-VO	119,346,608	-	119,342,907	119,342,907
Section 8 Katrina HUD Vouchers	14.871	CA001-DH0006/D1004	20,124	-	14,738	14,738
	Total 14.871*		119,366,732	-	119,357,645	119,357,645
Section 8 Disaster Housing Assistance	97.109	CA001FE0001	11,358	-	11,358	11,358
	Total Housing Assistance Payments Program		119,378,090	-	119,369,003	119,369,003

*Major Program

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2007

Program Title	Federal CFDA Number	Other Identifying Number	Program or Award Amount	Cumulative Total September 30, 2006	October 1, 2006 Through September 30, 2007	Cumulative Total September 30, 2007
Section 8 Moderate Rehab 1	14.856	CA001MR0001	$ 180,174	$ -	$ 172,281	$ 172,281
Section 8 Moderate Rehab 2	14.856	CA001MR0002	80,102	-	75,258	75,258
Section 8 Moderate Rehab 3	14.856	CA001MR0003	545,970	-	553,012	553,012
Section 8 Moderate Rehab 4	14.856	CA001MR0004	21,942	-	207,901	207,901
Section 8 Moderate Rehab 5	14.856	CA001MR0005	340,773	-	339,646	339,646
Section 8 Moderate Rehab 7	14.856	CA001MR0007	1,926,663	-	1,875,875	1,875,875
Section 8 Moderate Rehab 8	14.856	CA001SR0008	472,824	-	467,399	467,399
Section 8 Moderate Rehab 10	14.856	CA001SR0010	55,829	-	51,652	51,652
Section 8 Moderate Rehab 11	14.856	CA001SR0011	407,400	-	436,067	436,067
Section 8 Moderate Rehab 12	14.856	CA001SR0012	436,396	-	434,400	434,400
Section 8 Moderate Rehab 13	14.856	CA001SR0013	519,317	-	513,114	513,114
Section 8 Moderate Rehab 14	14.856	CA001SR0014	529,958	-	546,802	546,802
Section 8 Moderate Rehab 16	14.856	CA001SR0016	475,151	-	470,446	470,446
Section 8 Moderate Rehab 17	14.856	CA001SR0017	335,813	-	332,714	332,714
Section 8 Moderate Rehab 19	14.856	CA001SR0019	760,489	-	747,150	747,150
Section 8 Moderate Rehab 20	14.856	CA001SR0020	295,497	-	274,965	274,965
Section 8 Moderate Rehab 21	14.856	CA001SR0021	545,745	-	543,715	543,715
Section 8 Moderate Rehab 22	14.856	CA001SR0022	146,947	-	143,780	143,780
Section 8 Moderate Rehab 23	14.856	CA001SR0023	170,723	-	172,608	172,608
	Total 14.856 *		8,247,713	-	8,358,785	8,358,785
Section 8 New Construction	14.182	CA001NC0008	1,332,009	-	1,319,170	1,319,170
Section 8 New Construction	14.182	CA001NC0004	2,888,552	-	2,695,146	2,695,146
Section 8 New Construction	14.182	CA001NC0016	686,535	-	668,393	668,393
Section 8 Pension Fund Program	14.182	CA001NC0401	178,672	-	184,902	184,902
Section 8 Pension Fund Program	14.182	CA001NCW401	304,804	-	319,937	319,937
Section 8 Pension Fund Program	14.182	CA001NC0510	301,217	-	312,863	312,863
Section 8 Pension Fund Program	14.182	CA001NCA511	169,727	-	167,541	167,541
Section 8 Substantial Rehab	14.182	CA001SB0001	686,997	-	686,586	686,586
Section 8 Substantial Rehab	14.182	CA001SB0006	1,650,367	-	1,637,618	1,637,618
	Total 14.182*		8,198,880	-	7,992,156	7,992,156

*Major Program

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2007

Program Title	Federal CFDA Number	Other Identifying Number	Program or Award Amount	Cumulative Total September 30, 2006	October 1, 2006 Through September 30, 2007	Cumulative Total September 30, 2007
Passed through City & County of San Francisco						
Community Development Block Grants						
Mayor's Office of Community Development	14.218	MOCD - 2002	$ 200,000	$ 202,844	$ (202,844)	$ -
Mayor's Office of Community Development	14.218	MOCD - 2003	168,000	168,000	(168,000)	-
Mayor's Office of Community Development	14.218	MOCD - 2004	50,000	44,485	(44,485)	-
Mayor's Office of Community Development	14.218	MOCD - 2004 PY Teen Center	205,000	-	199,760	199,760
Mayor's Office of Housing	14.218	MOH - 2002	1,600,000	1,494,773	76,000	1,570,773
	Total 14.218		2,223,000	1,910,102	(139,569)	1,770,533
Shelter Plus Care	14.238 *	CA39-Shelter Plus Care	4,509,939	-	4,509,935	4,509,935
Housing Opportunities for Persons with AIDS (HOPWA)	14.241	CA39-HOPWA	2,844,836	-	2,865,837	2,865,837
TOTALS			$ 276,083,482	$ 80,405,278	$ 184,066,494	$ 264,471,772

*Major Program

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2007

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Schedule of Expenditures of Federal Awards presents amounts expended by Federal Grantors to finance activities of the federal awards programs administered by the **Housing Authority of the City and County of San Francisco** (the Authority).

B. Basis of Accounting

The Schedule of Expenditures of Federal Awards is prepared on the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

C. Grantors

All direct federal funds are granted by HUD. Indirect federal funds include Community Development Block Grant funds, Shelter Plus Care funds, and Housing Opportunities for Persons with AIDS funds passed through the City and County of San Francisco.

Asset Management

The San Francisco Housing Authority has included in this section a document entitled *"Narrative Asset Management Strategy for Each Project"*.

This document lists the "project strategy" for each of the properties that is in the property management portfolio of the San Francisco Housing Authority.

Tab 13.

Narrative Asset Management Strategy for Each Project

Project Strategy by AMPs

San Francisco
Housing Authority

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 951

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Holly Courts	118	Family	001	1940
Sunnydale	767	Family	003	1941
602-642 Velasco	18	Family	048	1962
Total Units	**903**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	001
Repositioning	
Replacement	003,048
Disposition	003,048
Other (Please Explain)	

Hold and upgrade Holly Courts, the Authority's oldest development. It fits well into the surrounding desirable neighborhood and tenant account receivables are low. At the same time, vacancy and turnover rates are high and extensive capital improvement needs were identified in the 2007 Comprehensive Physical Needs Assessment. With adequate funding for replacement of obsolete systems, building and infrastructure improvements, and safety upgrades, long term physical and social viability are assured.

Hold and repair the Sunnydale/Velasco contiguous properties while seeking developer partners to leverage financing to rebuild the site with mixed income housing. As documented in the 2007 Comprehensive Physical Needs Assessment, both have significant physical problems, obsolescence, chronic design flaws, large open spaces that are costly to maintain and difficult to secure, and high turnover. Vacancy, turnover, and tenant account receivable rates are high. The densities of the sites are far below the level appropriate for the surrounding stable community, providing an opportunity for building replacement public housing in a new mixed income development.

Strategies to Achieve Vision

Holly Courts will be maintained, repaired, and rehabilitated within current funding constraints to maintain long term viability. Improved security and curb appeal upgrades will reduce turnover and vacancy rates. Modernization work identified in the 2007 Comprehensive Physical Needs Assessment will have to be phased in the current CFP Annual and Five Year Plans and subsequent plans due to limited funding. In addition to the Authority's Energy Plan maintenance, management, and resident education on energy conservation, this site will be assessed for potential energy savings through a RFP for Energy Services Management and Modernization Construction Services that will be implemented as an agreement with HUD and funding are secured improved security, and curb appeal upgrades would reduce tenant turnover.

A Request for Qualifications will be issued to solicit developer partners to rebuild the Sunnydale and Velasco public housing units with additional affordable rental, first-time homeowner, and market rate housing. The Authority is working with other City agencies to identify funding sources for the revitalization and building replacement public housing prior to issuing the RFQ. Until a redevelopment plan is in place, the Authority will maintain the property, provide life safety improvements, implement some cost effective energy conservation measures, and do modernization work in accordance with the most recent CFP Annual and Five Year Plans with limited available funding so that the housing remains safe, operational and not a financial drain on the Authority. The Authority will implement tenant repayment agreements to increase rent collections and work with the City to improve security. As public and private funding becomes available for this development they will be pursued.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 952

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Potrero Terrace	469	Family	002	1941
Potrero Annex	159	Family	008	1955/1980
Total Units	**628**			

Long-Term Vision

Check All That Apply	√
Repair	002. 008
Rehabilitation	
Repositioning	
Replacement	002. 008
Disposition	002. 008
Other (Please Explain)	

Hold while planning for redevelopment based on the 2002 and 2007 Comprehensive Physical Needs Assessments that identified significant physical problems, obsolescence, chronic design flaws and large open spaces that are costly to maintain and difficult to secure. Vacancy, turnover and tenant accounts receivable rates are all high for these developments. The densities are far below the level appropriate for the surrounding highly desirable residential neighborhood providing an opportunity for building replacement public housing in new mixed-income communities. While feasible solutions are developed, the properties will be maintained and managed to continue serving public housing residents consistent with the Authority's PHA Plan, CFP Plans and Energy Plan.

Strategies to Achieve Vision

The Authority is working with a development team that responded to a Request for Qualifications for developer partners to rebuild the Potrero Terrace and Potrero Annex public housing units with additional affordable, first-time homeowner, and market rate housing. The Authority is working with other City agencies to identify potential funding sources for the revitalization and building replacement pubic housing. Until a redevelopment plan is in place, the Authority will maintain the property, implement security and rent collection measures, provide life safety improvements, do limited modernization and energy conservation work in accordance with the most recent CFP Annual, Five Year and Energy Plans with available funding so that the housing continues to be available for public housing residents, remains safe, operational and not a financial drain on the Authority.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 953

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Westbrook Apt.	226	Family	007	1956
Alemany	158	Family	011	1955/1990
Hunters Point A	133	Family	012	1953/1983
Hunters Point B	80	Family	013	1953/1983
Total Units	**597**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	011
Repositioning	
Replacement	007, 012, 013
Disposition	007, 012, 013
Other (Please Explain)	

Hold Westbrook, Hunters Point A, and Hunters Point B while planning for redevelopment based on the 2007 Comprehensive Physical Needs Assessment that identified significant physical problems, obsolescence, chronic design flaws, and large open spaces that are costly to maintain and difficult to secure. Vacancy, turnover, and tenant account receivable rates are high. The densities of these sites are far below the level appropriate for their locations in a transitional gentrifying redevelopment area, providing an opportunity for building replacement public housing in new mixed income developments. While feasible solutions are developed and public and private sector funding is secured for redevelopment, these three sites will continue to be maintained and managed to continue serving public housing residents consistent with the Authority's PHA Plan, CFP and Five Year Plans and Energy Plan.

Plans for Alemany are uncertain and should be monitored closely over the next several years. There are moderate physical improvement needs required over the next five years identified in the 2007 Comprehensive Physical Needs Assessment, however the development has chronic design flaws and large open spaces that are costly to maintain and difficult to secure. Vacancy, turnover and tenant account receivable rates are high. The densities of this site is far below the level appropriate for the adjacent stable neighborhood providing an opportunity for building replacement public housing in new mixed income developments. If feasible a solution is developed and publilc and private sector funding can be secured for redevelopment this site may be planned for replacement and disposition into a private partnership. In the meantime, it will be maintained and managed with additional security, curb appeal and rent collection efforts to continue serving public housing residents consistent with the Authority's PHA Plan, CFP and Five Year Plans and Energy Plan.

Strategies to Achieve Vision

A Request for Qualifications will be issued to solicit the interest of developer partners to rebuild the Westbrook, Hunters Point A, and Hunters Point B public housing units with additional affordable rental, first-time homeowner, and market rate housing. The Authority is working with other City agencies to identify funding sources for the revitalization and building replacement public housing prior to issuing the RFQ. Until a redevelopment plan is in place, the Authority will maintain the property, provide life safety improvements, implement some cost effective energy conservation measures, and do modernization work in accordance with the most recent CFP Annual and Five Year Plans with limited available funding so that the housing remains safe, operational and not a financial drain on the Authority. As public and private funding becomes available for this development they will be pursued.

With Alemany, the Authority will work with the city to maintain additional police patrols to better control neighborhood crime, focus management activities to improve the development's occupancy, turnover and rent collection rates. Urgent physical needs will be addressed but making comprehensive physical upgrades will be delayed until the development's long-term viability can be confirmed.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 954

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Hunters View	275	Family	015	1956/1982
Alice Griffith	256	Family	016	1962/1980
Total Units	**531**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	
Repositioning	
Replacement	ALL
Disposition	ALL
Other (Please Explain)	

Hold these sites while planning for redevelopment based on the significant capital improvement needs, obsolescence, chronic design flaws and large open spaces that are costly to maintain and difficult to secure identified in the 2002 and 2007 Comprehensive Physical Needs Assessments while continuing to provide decent housing for public housing residents consistent with the Authority 's PHA Plan, CFP Plans and Energy Plan. Vacancy, turnover and tenant accounts receivable rates are high. The densities of these sites are far below the level appropriate for the surrounding transitional gentrifying redevelopment area providing an opportunity for building replacement public housing in new mixed income developments.

Strategies to Achieve Vision

The Authority is working with a development team that responded to a Request for Qualifications for developer partners to rebuild the Hunters View public housing units with additional affordable, first-time homeowner, and market rate housing. The Authority is working with other City agencies to identify potential funding sources for the revitalization and building replacement pubic housing. Until a redevelopment plan is in place, the Authority will manage and maintain the property with additional security and management efforts for rent collection. The Authority will also do life safety improvements and do modernization work in accordance with the most recent CFP Annual and Five Year Plans with available funding so that the housing remains safe, operational, and not a financial drain as phased revitalization progresses.

A Request for Qualifications will be issued to solicit the interest of a developer partner to rebuild the Alice Griffith property. The Authority will then follow the same process as outlined above for the Hunters View site.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 955

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Ping Yuen	234	Family	010	1952
Ping Yuen North	194	Family	018	1961
990 Pacific Avenue	92	Senior	023	1969
227 Bay Street	51	Senior	024	1970
Total Units	**571**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	ALL
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	

These developments will be held, repaired, and rehabilitated to the extent possible with available funding. They are all located in strong mixed-use residential commercial neighborhoods, have low vacancy, turnover, and tenant accounts receivable rates. While the 2007 Comprehensive Physical Needs Assessment identified relatively high needs, replacement of obsolete systems, building and infrastructure improvements, and safety upgrades will assure long term physical and social viability.

Strategies to Achieve Vision

Rehabilitation and energy conservation work on these developments identified in the 2007 Comprehensive Physical Needs Assessment will be phased in accordance with the most recent CFP Annual and Five Year Plans and subsequent plans to address all of the necessary improvements with limited funding. In addition to resident education, maintenance and management energy conservation measures, these sites will be assessed for potential energy conservation through a RFP for Energy Services Management and Modernization Construction Services. Energy conservation measures will e implemented as an agreement with HUD and funding are secured. During the modernization process, the Authority will continue to maintain the property and provide life safety improvements for the residents.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 956

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Westside Courts	136	Family	006	1943
Kennedy Towers	98	Senior	020	1966
1760 Bush Street	108	Senior	033	1972
1880 Pine Street	113	Senior	034	1973
2698 California	40	Senior	039	1971
345 Arguello	69	Senior	041	1973
Total Units	**564**			

Long-Term Vision

Check All That Apply	√
Repair	
Rehabilitation	
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	

Upgrade and hold Kennedy Towers, Bush, Pine, California and Arguello. While they all have significant capital improvement needs identified in the 2007 Comprehensive Physical Needs Assessment, they are fundamentally sound, have low turnover, vacancy, and tenant accounts receivables rates and fit well into the surrounding superior neighborhoods. With adequate modernization funding for replacement of obsolete systems, building and infrastructure rehabilitation, and safety upgrades, long term viability can be assured.

Plans for Westside Courts are uncertain and should be monitored closely over the next several years. Based on the 2007 Comprehensive Physical Needs Assessment, the physical improvement needs required over the next five are extensive including obsolescence, inadequate original design, and large open spaces that are costly to maintain and difficult to secure. Vacancy, unit turnaround and tenant accounts receivables rates are high. The development is, however, compatible in density with the surrounding strong neighborhood.

Strategies to Achieve Vision

The Kennedy Towers, Bush, Pine, California and Arguello properties will be maintained, repaired, and rehabilitated to the extent possible within current funding constraints to maintain long term viability of the developments. Comprehensive modernization work will be phased in accordance with the most recent CFP Annual and Five Year Plans and subsequent plans to address all of the necessary improvements with limited funding. In addition to maintenance, management, and resident education on energy conservation measures, these sites will be assessed for potential energy conservation through a RFP for Energy Services Management and Modernization Construction Services. These energy conservation measures will be implemented as an agreement with HUD and funding are secured.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 956

The Authority will maintain the Westside Courts property, provide life safety, curb appeal, and modernization work in accordance with the most recent CFP Annual and Five year plans with limited available funding so that housing remains safe, operational and not a financial drain on the Authority until comprehensive modernization or replacement can be further evaluated. Security will be enhanced and property management will strengthen lease enforcement and rent collections efforts.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 957

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Rosa Parks Apts.	198	Senior	017	1961/1985
275 Thrift Street	1	Family	026	1971
77 Coleridge	2	Family	029	1971
105 Lundy Lane	2	Family	030	1971
25 Sanchez	90	Senior	040	1972
939 Eddy Street	36	Senior	046	1980
951 Eddy Street	26	Senior	047	1980/2006
Joan San Jule Apts.	8	Family	050	1988
Robert B. Pitts Apts.	203	Family	051	1991
Total Units	**566**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	017, 040, 046, 050, 051
Repositioning	
Replacement	
Disposition	026, 029, 030
Other (Please Explain)	017

The Sanchez, Joan San Jule, Robert B. Pitts and Rosa Parks properties will be upgraded and held. They are all located in stable neighborhoods and have low vacancy, turnover, and tenant accounts receivables, although they do have significant capital improvement needs identified in the 2007 Comprehensive Physical Needs Assessment. Rosa Parks will be held with disposition of an underutilized portion of the site that will leverage funding for upgrades to the development. Fire damage is being repaired at 951 Eddy with insurance proceeds and will require no immediate repairs. The 939 Eddy property has only moderate capital needs, and low vacancy and turn over rates. The scattered sites, Thrift, Coleridge and Lundy lane are planned for disposition with the proceeds of sales going to develop additional public housing on other sites.

Strategies to Achieve Vision

The 939 Eddy, 25 Sanchez, Joan San Jule, Robert B. Pitts and Rosa Parks properties will all be maintained, repaired, and rehabilitated to the extent possible within current funding constraints to maintain long term viability. Comprehensive modernization work will be phased in accordance with the most recent CFP Annual and Five Year Plans and subsequent plans to address all of the necessary improvements with limited funding. In addition to maintenance, management and resident education on energy conservation measures, these sites will be assessed for potential energy conservation through a RFP for Energy Services Management and Modernization Construction Services. These energy conservation measures will be implemented as an agreement with HUD and funding are secured. For Rosa Parks, the Authority is negotiating with a developer to ground lease a underutilized portion of the site for development of additional affordable housing and leverage funds (ground lease payment, bonds and tax credits) for rehabilitation of Rosa Parks. The 951 Eddy property will be leased up in the first quarter of FY 2008 and held by the Authority.

Thrift, Coleridge and Lundy lane are scattered site units that have higher than average maintenance costs and extensive physical needs. Disposition of these sites will leverage funds for the Authority to use at public housing sites planned for revitalization.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 958

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Mission Dolores	92	Senior	021	1966
255 Woodside	110	Senior	022	1968
3850 -18th /255 Dorland	107	Senior	027	1971
462 Duboce Street	42	Senior	028	1971
4101 Noriega	8	Family	035	1971
200 Randolph	16	Family	036	1971
363 Noe Street	22	Senior	037	1971
Great Highway	16	Family	038	1971
491-31st Avenue	75	Senior	042	1973
1750 McAllister Street	97	Senior	043	1974
Total Units	**585**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	ALL
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	

Upgrade and hold these properties. They are fundamentally sound and fit well into the surrounding neighborhoods in both scale and building types. All but Randolph have low vacancy and turnover rates. Tenant accounts receivables need to be reduced at Duboce, Great Highway and 31st Avenue. Most of the properties are planned for only moderate rehabilitation work while more significant capital improvements are needed for Noriega, Duboce and 18th Street based on the 2007 Comprehensive Physical Needs Assessment. These properties will continue to provide decent housing for public housing residents consistent with the Authority's PHA Plan, CFP Plans and Energy Plan.

Strategies to Achieve Vision

These properties will be maintained, repaired, and rehabilitated to the extent feasible within current funding constraints to retain their long term viability. Capital improvements will be phased in accordance with the most recent CFP Annual and Five Year Plans and subsequent plans to address the necessary improvements with limited funding, including curb appeal work at Randolph to reduce turnover of residents. In addition to resident education, maintenance, and management energy conservation measures, these sites will be assessed for potential energy conservation through a RFP for Energy Services Management and Modernization Construction Services. Energy conservation measures will be implemented as an agreement with HUD and funding are secured. During the modernization process, the Authority will continue to maintain the properties and provide live safety improvements for residents. Management will implement measures to reduce tenant account receivables at Duboce, Great Highway and 31st Avenue.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 959

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
320/330 Clementina	276	Senior	031	1971
350 Ellist Street	96	Senior	025	1970
666 Ellis Street	100	Senior	032	1971
430 Turk Street	89	Senior	049	1987
Total Units	**561**			

Long-Term Vision

Check All That Apply	√
Repair	ALL
Rehabilitation	ALL
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	

Upgrade and hold. These properties are fundamentally sound and fit well into the surrounding neighborhoods in both scale and building types. Vacancy and turnover rates are low, and tenant accounts receivables are low with the exception of Clementina with a slightly elevated rate. They require only moderate rehabilitation identified in the 2007 Comprehensive Physical Needs Assessment to continue to provide decent housing for public housing residents consistent with the Authority's PHA Plan, CFP Plans, and Energy Plan.

Strategies to Achieve Vision

320/330 Clementina, 350 Ellis Street, 666 Ellis Street and 430 Turk Street will be maintained, repaired, and rehabilitated to the extent possible within current funding constraints to retain their long term viability. Capital improvements will be phased in accordance with the most recent CFP Annual and Five Year Plans and subsequent plans to address the necessary improvements with limited funding. In addition to resident education, maintenance, and management energy conservation measures, these sites will be assessed for potential energy conservation through a RFP for Energy Services Management and Modernization Construction Services. Energy conservation measures will be implemented as an agreement with HUD and funding are secured. During the modernization process, the Authority will continue to maintain the properties and provide life safety improvements for the residents. Rent collection efforts will be strengthened at Clementina.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 960

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Hayes Valley North	51	Family	052	1998
Total Units	**51**			

Long-Term Vision

Check All That Apply	√
Repair	√
Rehabilitation	√
Repositioning	
Replacement	√
Disposition	
Other (Please Explain)	

Our vision is to continue the maintenance of the property while making targeted capital improvements that enhance the quality of life and safety of our residents. When this property was opened the units were highly sought after, and our goal is to maintain that interest by empowering and engaging residents while building productive partnerships with neighborhood and city agencies to meet their needs; improving upon our positive occupancy rate and building community.

Stratgies to Achieve Vision

Connect with local resources that provide services relevant to the needs of our residents, e.g. tutoring and educational support, job training and placement, outreach and mental health, and fully utilize and restructure existing space to provide adequate programming.

Develop a site-based waiting list, marketing materials and screening criteria that complement and enhance current practices.

Establish strong resident leadership, provide incentives for positive participation on our sites, develop a resident and community support fund and explore creative mechanisms to solicit and encourage resident input, e.g. resident summits and stipends for resident leaders.

Evaluate current private security and build stronger relationships with our respective San Francisco Police Department District Stations.

Streamline eviction process, focusing on egregious cases, to improve the quality of life for residents making positive choices.

Make capital improvements consistent with crime prevention through environmental design strategies based on site assessments and resident input, including installation of speed bumps, upgrading or installing exterior lighting, repairing broken gates, installing security fencing where needed and upgrading window screens, and provide general maintenance, e.g. interior and exterior painting and replacing carpets older than ten years.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 961

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Hayes Valley South	66	Family	053	1999
Total Units	**66**			

Long-Term Vision

Check All That Apply	√
Repair	√
Rehabilitation	√
Repositioning	
Replacement	√
Disposition	
Other (Please Explain)	

Our vision is to continue the maintenance of the property while making targeted capital improvements that enhance the quality of life and safety of our residents. When this property was opened the units were highly sought after, and our goal is to maintain that interest by empowering and engaging residents while building productive partnerships with neighborhood and city agencies to meet their needs; improving upon our positive occupancy rate and building community.

Strategies to Achieve Vision

Connect with local resources that provide services relevant to the needs of our residents, e.g. tutoring and educational support, job training and placement, outreach and mental health, and fully utilize and restructure existing space to provide adequate programming.

Develop a site-based waiting list, marketing materials and screening criteria that complement and enhance current practices.

Establish strong resident leadership, provide incentives for positive participation on our sites, develop a resident and community support fund and explore creative mechanisms to solicit and encourage resident input, e.g. resident summits and stipends for resident leaders.

Evaluate current private security and build stronger relationships with our respective San Francisco Police Department District Stations.

Streamline eviction process, focusing on egregious cases, to improve the quality of life for residents making positive choices.

Make capital improvements consistent with crime prevention through environmental design strategies based on site assessments and resident input, including installation of speed bumps, upgrading or installing exterior lighting, repairing broken gates, installing security fencing where needed and upgrading window screens, and provide general maintenance, e.g. interior and exterior painting and replacing carpets older than ten years.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 962

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Bernal Dwellings	160	Family	056	2001
Total Units	**160**			

Long-Term Vision

Check All That Apply	√
Repair	√
Rehabilitation	√
Repositioning	
Replacement	√
Disposition	
Other (Please Explain)	

Our vision is to continue the maintenance of the property while making targeted capital improvements that enhance the quality of life and safety of our residents. When this property was opened the units were highly sought after, and our goal is to maintain that interest by empowering and engaging residents while building productive partnerships with neighborhood and city agencies to meet their needs; improving upon our positive occupancy rate and building community.

Strategies to Achieve Vision

Connect with local resources that provide services relevant to the needs of our residents, e.g. tutoring and educational support, job training and placement, outreach and mental health, and fully utilize and restructure existing space to provide adequate programming.

Develop a site-based waiting list, marketing materials and screening criteria that complement and enhance current practices.

Establish strong resident leadership, provide incentives for positive participation on our sites, develop a resident and community support fund and explore creative mechanisms to solicit and encourage resident input, e.g. resident summits and stipends for resident leaders.

Evaluate current private security and build stronger relationships with our respective San Francisco Police Department District Stations.

Streamline eviction process, focusing on egregious cases, to improve the quality of life for residents making positive choices.

Make capital improvements consistent with crime prevention through environmental design strategies based on site assessments and resident input, including installation of speed bumps, upgrading or installing exterior lighting, repairing broken gates, installing security fencing where needed and upgrading window screens, and provide general maintenance, e.g. interior and exterior painting and replacing carpets older than ten years.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 963

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Plaza East	193	Family	057	2002
Total Units	**193**			

Long-Term Vision

Check All That Apply	√
Repair	√
Rehabilitation	√
Repositioning	
Replacement	√
Disposition	
Other (Please Explain)	

Our vision is to continue the maintenance of the property while making targeted capital improvements that enhance the quality of life and safety of our residents. When this property was opened the units were highly sought after, and our goal is to maintain that interest by empowering and engaging residents while building productive partnerships with neighborhood and city agencies to meet their needs; improving upon our positive occupancy rate and building community.

Strategies to Achieve Vision

Connect with local resources that provide services relevant to the needs of our residents, e.g. tutoring and educational support, job training and placement, outreach and mental health, and fully utilize and restructure existing space to provide adequate programming.

Develop a site-based waiting list, marketing materials and screening criteria that complement and enhance current practices.

Establish strong resident leadership, provide incentives for positive participation on our sites, develop a resident and community support fund and explore creative mechanisms to solicit and encourage resident input, e.g. resident summits and stipends for resident leaders.

Evaluate current private security and build stronger relationships with our respective San Francisco Police Department District Stations.

Streamline eviction process, focusing on egregious cases, to improve the quality of life for residents making positive choices.

Make capital improvements consistent with crime prevention through environmental design strategies based on site assessments and resident input, including installation of speed bumps, upgrading or installing exterior lighting, repairing broken gates, installing security fencing where needed and upgrading window screens, and provide general maintenance, e.g. interior and exterior painting and replacing carpets older than ten years.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 964

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
North Beach	138	Family	058	2005
Total Units	**138**			

Long-Term Vision

Check All That Apply	√
Repair	
Rehabilitation	
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	✓

These units were recently completely rebuilt as part of a comprehensive mixed finance HOPE VI development completed in 2004. They will continue to provide high quality housing for public housing residents in a mixed income, mixed use and multi-generational community for the next 5

Strategies to Achieve Vision

North Beach Place has been completely refinanced and rebuilt as a mixed finance HOPE VI project (completed in 2004). The development is now owned by a limited partnership that includes a local non-profit corporation (BRIDGE Housing Corporation) as general partner and a tax credit investor (CharterMac) as limited partner, while the Housing Authority has retained ownership of the underlying land through a ground lease. Property management is being provided by the John Stewart Company (which is one of the 10 largest managers of affordable housing in the United States). Extensive supportive services are being provided to residents on-site. An affordability reserve was funded as part of the revitalization and monthly contributions are being made to a replacement reserve for the project.

SAN FRANCISCO HOUSING AUTHORITY
PROJECT STRATEGY - AMP 965

Development Name	Number of Units	Type	Dev No	Year Built/Reh'b
Valencia Gardens	148	Family	059	2006
Total Units	**148**			

Long-Term Vision

Check All That Apply	√
Repair	
Rehabilitation	
Repositioning	
Replacement	
Disposition	
Other (Please Explain)	√

The Long-Term Vision for Valencia Gardens is to provide efficient, well-managed, safe and affordable housing while connecting residents with social services that promote self-sufficiency and community engagement.

Strategies to Achieve Vision

Mission Housing Development Corporation (MHDC), the managing general partner of the Valencia Gardens Housing limited partnership, will achieve the Long-Term Vision for Valencia Gardens by:

1. Providing pro-active and direct oversight of all property management and social service requirements;

2. Ensuring the fiscal and physical integrity of the development through annual monitoring of capital needs and a corresponding analysis and projection of reserves to ensure the long-term provision of efficient and safe housing;

3. Establishing a fund development strategy to support direct provision and coordination of resident services (in collaboration with the Valencia Gardens Resident Council and the San Francisco Housing Authority);

4. Monitoring interim and long-term financial performance goals through monthly, quarterly and annual reviews of operations.

Violence Against Women Act

In the spring of 2009, the San Francisco Housing Authority entered into a formal partnership with the organization *Women Organized to Make Abuse Nonexistent (WOMAN), Inc.* The SFHA created this partnership in order to implement the tenets of the Violence Against Women Act (VAWA).

W.O.M.A.N., Inc., a community-based, multi-service agency, was created in 1978 as a two-bedroom shelter for battered women. The organization quickly realized that additional options were needed by women who, for many reasons, did not want to enter shelters. In 1979, the Crisis-Line was created, and immediately began receiving approximately 25-30 calls per month – it now receives over 18,000 calls a year. Soon after the Crisis-Line was instituted, the agency also began providing individual counseling and support groups.

In 1984, W.O.M.A.N., Inc. developed the first program in the country to address Woman-to-Woman abuse issues; and, in the same year, became a founding member of the Cooperative Restraining Order Clinic, which enables women to obtain a restraining order to protect her from her batterer. The Cooperative Restraining Order Clinic continues to provide this service to this day.

In 1991, W.O.M.A.N., Inc. joined forces with the *San Francisco Women Against Rape* organization to create the *Sister to Sister Program*, which continues to provide a joint pool of multi-lingual support advocates to callers.

W.O.M.A.N., Inc., though no longer a shelter, continues to provide services for women and children in San Francisco and the larger Bay Area. In recognizing that domestic violence is connected to other forms of oppression, W.O.M.A.N., Inc.'s mission is to confront all violence against women, including the following forms of personal and institutional violence: domestic violence, sexism, racism, homophobia, classism, ageism, and able-bodyism.

WOMAN Inc.'s mission is pursued through the primary goals of assisting battered women and their children in securing safety, and in building stable, violence-free lives.

People in crisis situations can connect with advocates who provide crisis intervention, peer counseling, and emergency referrals 24 hours every day of the year.

Support Groups

WOMAN, Inc. offers a safe environment for anyone who identifies as female to share fears, anger, concerns, and goals with others in similar situations. It helps end the isolation and guilt that locks women into abusive relationships.

Therapy Programs
WOMAN, Inc. offers on-going individual therapy for those who identify as female, who are healing from the effects of domestic violence.

Community Education
In order to raise public awareness of domestic violence as a community-wide social problem, outreach and training are provided to community groups, social service professionals, and community-based agencies by our Speaker's Bureau. The goal of these efforts is increased sensitivity and accessibility of services to battered women and their children. WOMAN, Inc. will also train SFHA staff members about all aspects of domestic violence.

San Francisco Housing Authority provides office space for WOMAN, Inc. The organization uses this space to provide a 24-hour crisis telephone line for public housing residents and the greater San Francisco community. WOMAN, Inc. also uses the space for counseling and group sessions.

As the program evolves, the SFHA will collaborate with WOMAN, Inc. to publish written materials that will publicize the domestic violence prevention services offered by the organization. For more information about WOMAN, Inc.. please visit www.womaninc.org

HOPE VI, Mixed Finance Modernization or Development and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

The San Francisco Housing Authority has included information in this section regarding proposed mixed finance modernization or development and information on proposed demolition and/or disposition with a listing of units.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

a. ***HOPE VI or Mixed Finance Modernization or Development*** – *See below*

b. ***Demolition and/or Disposition*** – *See description and schedule below under Mixed Finance Development and attachment with project number, unit numbers, addresses, unit sizes and accessibility features.*

c. ***Conversion of Public Housing - NA***

d. ***Homeownership - NA***

e. ***Project Based Vouchers (PBV)*** – *See description and schedule below under Mixed Finance Development.*

Mixed Finance Modernization and Disposition (includes 8.3 Capital Fund Financing Program (CFFP)

Sixteen SFHA properties have been identified as properties in need of comprehensive rehabilitation based on the updated 2007 Comprehensive Physical Needs Assessment. These properties are fundamentally sound and well designed but the systems are obsolete and over the years many capital improvement needs have accumulated. These sites are ideal candidates for the Capital Fund Financing Program (CFFP) in combination with tax exempt bonds and low income housing tax credits. The SFHA proposes to finance capital improvements by borrowing against future Capital Fund Program annual allocations. The borrowed capital funds would be used to collateralize tax exempt bonds in conjunction with allocations of 4 percent low income housing tax credits that would bring in tax credit investors and tax credit equity. As part of this process, the properties would be "disposed of" to tax credit partnerships with a SFHA affiliate non-profit as managing general partner. The properties are:

- *Holly Courts* CAL 1-1, AMP 966, 118 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *Alemany* CAL 1-16, AMP 966, 158 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *Ping Yuen* CAL 1-15, AMP 972, 234 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *Ping Yuen North* CAL 1-18(6), AMP 976, 194 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015

- *990 Pacific* CAL 19(1), AMP 976, 92 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *1760 Bush* CAL 1-32, AMP 977, 108 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *1880 Pine* CAL 1-23, AMP 977, 113 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *Rosa Parks* CAL 1-18(5), AMP 978, 198 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *Woodside Gardens* CAL 1-18(10), AMP 979, 110 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *Mission Dolores* CAL 1-18(13), AMP 980, 92 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *350 Ellis* CAL 1-27, AMP 981, 96 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *666 Ellis* CAL 1-28, AMP 981, 100 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2010-2015
- *18th & Dorland* CAL 1-20, AMP 982, 107 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *Clementina* CAL 1-21, AMP 983, 276 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *JF Kennedy Towers* CAL 1-18(1), AMP 984, 98 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017
- *1750 McAllister* CAL 1-19(2), AMP 985, 97 public housing units, disposition to a SFHA affiliate partnership to leverage CFFP, tax exempt bonds and tax credits. 2012-2017

Mixed Finance Development and Demolition and/or Disposition

The SFHA has developed preliminary and more detailed revitalization and replacement housing strategies for eleven sites that it manages. The extent of the physical problems, the inappropriateness of site and building design, lack of accessible paths of travel and unit accessibility, obsolescence of systems and limited funding for modernization makes revitalization a more feasible long-term strategy. In addition, the relatively low density of these sites provides an opportunity for redevelopment into mixed income communities that includes one-

for-one replacement of the public housing. The SFHA will pursue Replacement Housing Factor, HOPE VI, and other HUD funding for these mixed-finance developments. The SFHA also wishes to use the project-based voucher program as part of the financing for approximately forty percent of the replacement public housing units.

The SFHA established an agency goal of pursuing every opportunity available to replace obsolete public housing units in San Francisco. The strategies propose the use of available public and private funding, creating alternative ways to rebuild public housing into mixed income communities and dispose of underutilized property to increase Authority resources. They are consistent with the City and County of San Francisco Consolidated Plan that identifies a serious shortage of affordable housing opportunities and need to maintain a stock of housing for very low-income households.

The SFHA has had enormous success with this strategy at five HOPE VI sites that now has new public housing in developments with a total of 1,148 mixed-income units. The SFHA released Requests for Qualifications for developers to rebuild these sites in 2003 and 2007.

In the fall of 2006, San Francisco's Mayor Gavin Newsom and Supervisor Sophie Maxwell selected a broad-based task force to provide recommendations for addressing conditions in San Francisco's most distressed public housing while also enhancing the lives of its current residents based on the successful HOPE VI model. Their collective mission was to identify ways to "*Rebuild the City's most distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities*"

The HOPE SF Task Force developed the guidelines outlined below as major initiatives for funding, collaboration, and partnership. The SFHA's revitalization and disposition priorities are consistent with these guidelines. The HOPE SF task force was charged with the development of recommendations on two fronts: The vision and principles that should drive the initiative and the menu of strategies for funding.

HOPE SF Task Force Vision

Their vision was to "*Rebuild our most distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities*"

HOPE SF Task Force Principles

1. Ensure No Loss of Public Housing:
2. Create an Economically Integrated Community:
3. Maximize the Creation of New Affordable Housing:
4. Involve Residents in the Highest Levels of Participation in Entire Project:
5. Provide Economic Opportunities Through the Rebuilding Process:

6. Integrate Process with Neighborhood Improvement Plans:
7. Create Environmentally Sustainable and Accessible Communities:
8. Build a Strong Sense of Community:

HOPE SF Task Force Strategies for Funding

The Authority, the San Francisco Mayor's Office of Housing and the San Francisco Redevelopment Agency have analyzed this rebuilding opportunity to determine the financial feasibility of the approach outlined by the Task Force. Below are the assumptions and resulting cost projects and financing gaps.

Key Financial Assumptions:

- All of the public housing would be rebuilt on-site;
- Rebuilding would occur in phases so that relocation could occur on-site;
- Market-rate housing would cross-subsidize the rebuilding of the public housing;
- The developments would be rebuilt to 40 units per acre or more depending on the density of the surrounding neighborhood; and
- The final mix of housing on the sites would be approximately 40% public housing, 40% market-rate and 20% affordable rental and ownership housing

HOPE SF Key Next Steps

These are the next steps to be undertaken to move this plan forward and address the most blighted and obsolescent sites:

1. Expand the outreach and education process with public housing residents and other stakeholders.
2. Seek $100 to $200 million in new local funding for an aggressive first phase of HOPE SF.
3. Secure funding for services, outreach, job training and school improvement independently of individual project financing.

The Authority is now implementing some of these more detailed strategies with developer partners, City agencies, residents, and community groups. Site-specific community advisory teams composed of residents and the surrounding communities are being engaged in the pre-development process with already selected and engaged development teams. This process well underway with Hunters View phase 1 demolition/disposition approval and financing commitments.

Continue with planning for and redevelopment of the ten remaining obsolete and dilapidated low density family sites with potential for one-for-one replacement of the public housing plus other affordable, first-time homebuyer, and market housing, reducing the modernization need from $269.1 M to $112 M. These sites include Alice Griffith, Potrero Terrace, Potrero Annex, Sunnydale, Velasco, and Westside Courts. The SFHA is negotiating with the selected development

teams for the revitalization of five of these sites. The revitalization of these communities is a priority through San Francisco Redevelopment Agency's plan, the City's Consolidated Plan, the Housing Element, and the Mayor's HOPE SF Task Force. Redevelopment potential is also being evaluated for Hunters Point East, Hunters Point West, Westbrook and Alemany.

SFHA is also pursuing development underutilized portions of land at Rosa Parks, 1750 McAllister, JFK Towers and Woodside. Receiving compensation for making this land available for development would provide the Authority with resources to meet its immediate financial needs and leverage additional funds for capital improvements. The SFHA is negotiating with a development team that was selected to build up to 100 new apartments for senior and developmentally disabled households on an underutilized portion of the Rosa Parks site under a long term ground lease agreement with a prepaid capitalized ground lease payment. Improvements to the Rosa Parks site will be pursued in conjunction with the development of new housing.

Project Information

- *Hunters View* CAL 1-18(3), AMP 974, 275 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2009 through 2014. Phased Demolition/Disposition.
- *Potrero Terrace* CAL 1-2, AMP 967, 469 public housing units – RHF, HOPE VI, PBV and HUD funding combined with other public and private funding 2011-2016. Phased Demolition/Disposition.
- *Potrero Annex* CAL 1-10, AMP 971, 159 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2011-2016. Phased Demolition/Disposition
- *Westside Courts* CAL 1-8, AMP 969, 136 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2011-2016. Demolition/Disposition.
- *Sunnydale* CAL 1-3, AMP 968, 767 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2012-2018. Phased Demolition/Disposition.
- *Velasco* CAL 1-18(7), AMP 968, 18 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2012-2018. Phased Demolition/Disposition.
- *Alice Griffith* CAL 1-18(4), AMP 975, 256 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2011-2016. Phased Demolition/Disposition.
- *Westbrook* CAL 1-9, AMP 970, 226 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2013-2018. Phased Demolition/Disposition.
- *Hunters Point East* CAL 1-17(A), AMP 973, 80 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2013-2018. Phased Demolition/Disposition.
- *Hunters Point West* CAL 1-17(A), AMP 973, 133 public housing units – RHF,

HOPE VI, PBV, and HUD funding combined with other public and private funding 2013-2018. Phased Demolition/Disposition.

- *Alemany* CAL 1-16, AMP 966, 158 public housing units – RHF, HOPE VI, PBV, and HUD funding combined with other public and private funding 2013-2018. Phased Demolition/Disposition

8.2 Capital Fund Financing Program (CFFP) *See 7.0 (a) Mixed Finance Modernization*

ATTACHMENT: DEMOLITION AND/OR DISPOSITION

Project number, unit numbers, addresses, unit sizes and accessibility features.

AMP 974

Hunters View

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
015	HUNTERS VIEW	150001	4	1501	2	WEST POINT RD		94124	4	EC	1
015	HUNTERS VIEW	150002	4	1501	4	WEST POINT RD		94124	4	EC	1
015	HUNTERS VIEW	150003	2	1502	6	WEST POINT RD		94124	4	EO	1
015	HUNTERS VIEW	150004	2	1502	8	WEST POINT RD		94124	3	EO	1
015	HUNTERS VIEW	150005	2	1502	10	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150006	3	1502	12	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150007	3	1502	14	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150008	2	1502	16	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150009	2	1502	18	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150010	2	1502	20	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150011	2	1502	22	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150012	3	1502	24	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150013	3	1502	26	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150014	2	1502	28	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150015	2	1503	30	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150016	2	1503	32	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150017	3	1503	34	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150018	3	1503	36	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150019	2	1503	38	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150020	2	1503	40	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150021	2	1503	42	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150022	2	1503	44	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150023	3	1503	46	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150024	3	1503	48	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150025	4	1503	50	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150026	4	1504	52	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150027	4	1504	54	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150028	4	1504	56	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150029	4	1504	58	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150030	3	1506	60	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150031	3	1506	62	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150032	3	1506	64	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150033	3	1506	66	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150034	4	1505	70	WEST POINT RD	105	94124	0	D	1
015	HUNTERS VIEW	150035	4	1505	70	WEST POINT RD	106	94124	0	D	1
015	HUNTERS VIEW	150038	2	1505	70	WEST POINT RD	205	94124	0	D	1
015	HUNTERS VIEW	150039	2	1505	70	WEST POINT RD	206	94124	0	D	1
015	HUNTERS VIEW	150040	2	1505	70	WEST POINT RD	207	94124	0	D	1
015	HUNTERS VIEW	150041	2	1505	70	WEST POINT RD	208	94124	0	D	1
015	HUNTERS VIEW	150042	2	1505	70	WEST POINT RD	305	94124	0		1
015	HUNTERS VIEW	150043	2	1505	70	WEST POINT RD	306	94124	0	D	1
015	HUNTERS VIEW	150044	2	1505	70	WEST POINT RD	307	94124	0		1
015	HUNTERS VIEW	150045	2	1505	70	WEST POINT RD	308	94124	0	D	1
015	HUNTERS VIEW	150046	4	1507	80	WEST POINT RD	101	94124	0	D	1
015	HUNTERS VIEW	150047	4	1507	80	WEST POINT RD	102	94124	0	D	1
015	HUNTERS VIEW	150050	2	1507	80	WEST POINT RD	201	94124	0		1
015	HUNTERS VIEW	150051	2	1507	80	WEST POINT RD	202	94124	0	D	1
015	HUNTERS VIEW	150052	2	1507	80	WEST POINT RD	203	94124	0	D	1
015	HUNTERS VIEW	150053	2	1507	80	WEST POINT RD	204	94124	0		1
015	HUNTERS VIEW	150054	2	1507	80	WEST POINT RD	301	94124	0		1
015	HUNTERS VIEW	150055	2	1507	80	WEST POINT RD	302	94124	0		1
015	HUNTERS VIEW	150056	2	1507	80	WEST POINT RD	303	94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
015	HUNTERS VIEW	150057	2	1507	80	WEST POINT RD	304	94124	0		1
015	HUNTERS VIEW	150058	4	1508	82	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150059	3	1508	84	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150060	3	1508	86	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150061	4	1508	88	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150062	4	1509	90	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150063	4	1509	92	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150064	4	1509	94	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150065	4	1509	96	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150066	4	1510	100	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150067	3	1510	102	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150068	3	1510	104	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150069	4	1510	106	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150070	4	1511	108	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150071	4	1511	110	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150072	4	1512	112	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150073	3	1512	114	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150074	3	1512	116	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150075	4	1512	118	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150076	3	1513	120	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150077	3	1513	122	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150078	3	1513	124	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150079	3	1513	126	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150080	1	1514	128	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150081	1	1514	130	WEST POINT RD		94124	3	ED	1
015	HUNTERS VIEW	150082	3	1514	132	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150083	3	1514	134	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150084	3	1514	136	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150085	3	1514	138	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150086	5	1515	142	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150087	5	1515	144	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150088	4	1516	146	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150089	4	1516	148	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150090	4	1516	150	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150091	4	1516	152	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150092	3	1517	154	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150093	3	1517	156	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150094	3	1517	158	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150095	3	1517	160	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150096	1	1518	162	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150097	3	1518	164	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150098	3	1518	166	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150099	3	1518	168	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150100	3	1518	170	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150101	1	1518	172	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150102	5	1520	174	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150103	5	1520	176	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150104	3	1519	178	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150105	3	1519	180	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150106	3	1519	182	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150107	3	1519	184	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150108	4	1527	11	WEST POINT RD		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
015	HUNTERS VIEW	150109	4	1527	13	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150110	4	1527	15	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150111	4	1527	17	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150124	3	1528	41	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150125	3	1528	43	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150126	3	1528	45	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150127	3	1528	47	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150128	3	1528	49	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150129	3	1528	51	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150130	3	1529	71	WEST POINT RD		94124	0	D	1
015	HUNTERS VIEW	150131	3	1529	73	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150132	3	1529	75	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150133	3	1529	77	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150170	4	1553	201	WEST POINT RD		94124	0	V	1
015	HUNTERS VIEW	150171	4	1553	203	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150172	4	1553	205	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150173	4	1553	207	WEST POINT RD		94124	3	EC	1
015	HUNTERS VIEW	150186	3	1549	221	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150187	3	1549	223	WEST POINT RD		94124	3	EO	1
015	HUNTERS VIEW	150188	3	1549	225	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150189	3	1549	227	WEST POINT RD		94124	3	EO	1
015	HUNTERS VIEW	150190	3	1549	229	WEST POINT RD		94124	3	EO	1
015	HUNTERS VIEW	150191	3	1549	231	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150192	2	1549	233	WEST POINT RD		94124	4	EO	1
015	HUNTERS VIEW	150193	2	1549	235	WEST POINT RD		94124	3	EN	1
015	HUNTERS VIEW	150194	3	1551	237	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150195	3	1551	239	WEST POINT RD		94124	0	V	1
015	HUNTERS VIEW	150196	2	1551	241	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150197	2	1551	243	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150198	3	1551	245	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150199	3	1551	247	WEST POINT RD		94124	3	V	1
015	HUNTERS VIEW	150200	2	1551	249	WEST POINT RD		94124	3	EC	1
015	HUNTERS VIEW	150201	2	1551	251	WEST POINT RD		94124	4	M	1
015	HUNTERS VIEW	150202	4	1546	210	WEST POINT RD		94124	0	M	1
015	HUNTERS VIEW	150203	3	1546	212	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150204	3	1546	214	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150205	4	1546	216	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150206	4	1547	220	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150207	4	1547	222	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150208	3	1548	224	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150209	3	1548	226	WEST POINT RD		94124	0	V	1
015	HUNTERS VIEW	150210	2	1548	228	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150211	2	1548	230	WEST POINT RD		94124	0	V	1
015	HUNTERS VIEW	150212	3	1548	232	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150213	3	1548	234	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150214	4	1548	236	WEST POINT RD		94124	0		1
015	HUNTERS VIEW	150215	2	1548	238	WEST POINT RD		94124	4	M	1
015	HUNTERS VIEW	150216	2	1548	240	WEST POINT RD		94124	4	M	1
015	HUNTERS VIEW	150229	4	1556	57	HARE ST		94124	0		1
015	HUNTERS VIEW	150230	4	1556	59	HARE ST		94124	0	M	1
015	HUNTERS VIEW	150231	2	1538	11	WILLS ST		94124	0		1
015	HUNTERS VIEW	150232	2	1538	13	WILLS ST		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
015	HUNTERS VIEW	150233	3	1538	15	WILLS ST		94124	0		1
015	HUNTERS VIEW	150234	4	1538	17	WILLS ST		94124	0		1
015	HUNTERS VIEW	150235	2	1539	19	WILLS ST		94124	0	V	1
015	HUNTERS VIEW	150236	2	1539	21	WILLS ST		94124	0	V	1
015	HUNTERS VIEW	150237	3	1539	23	WILLS ST		94124	0		1
015	HUNTERS VIEW	150238	4	1539	25	WILLS ST		94124	0		1
015	HUNTERS VIEW	150239	3	1540	27	WILLS ST		94124	0		1
015	HUNTERS VIEW	150240	3	1540	29	WILLS ST		94124	0		1
015	HUNTERS VIEW	150241	2	1540	31	WILLS ST		94124	0		1
015	HUNTERS VIEW	150242	2	1540	33	WILLS ST		94124	0		1
015	HUNTERS VIEW	150243	3	1540	35	WILLS ST		94124	0	V	1
015	HUNTERS VIEW	150244	3	1540	37	WILLS ST		94124	0		1
015	HUNTERS VIEW	150245	2	1540	39	WILLS ST		94124	4	M	1
015	HUNTERS VIEW	150246	2	1540	41	WILLS ST		94124	4	M	1
015	HUNTERS VIEW	150247	3	1541	43	WILLS ST		94124	0	M	1
015	HUNTERS VIEW	150248	3	1541	45	WILLS ST		94124	0	M	1
015	HUNTERS VIEW	150249	3	1541	47	WILLS ST		94124	0	M	1
015	HUNTERS VIEW	150250	3	1541	49	WILLS ST		94124	0	M	1
015	HUNTERS VIEW	150251	2	1525	30	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150252	3	1525	32	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150253	3	1525	34	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150254	2	1525	36	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150255	2	1525	38	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150256	3	1525	40	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150257	3	1525	42	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150258	2	1526	44	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150259	3	1526	46	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150260	3	1526	48	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150261	2	1526	50	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150262	2	1526	52	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150263	3	1526	54	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150264	3	1526	56	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150265	4	1534	58	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150266	4	1534	60	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150267	4	1534	62	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150268	4	1534	64	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150269	2	1535	66	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150270	2	1535	68	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150271	3	1535	70	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150272	3	1535	72	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150273	2	1535	74	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150274	2	1535	76	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150275	3	1535	78	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150276	3	1535	80	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150277	2	1536	82	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150278	2	1536	84	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150279	3	1536	86	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150280	3	1536	88	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150281	2	1536	90	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150282	2	1536	92	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150283	3	1536	94	MIDDLE POINT RD		94124	0	D	1
015	HUNTERS VIEW	150284	3	1536	96	MIDDLE POINT RD		94124	0	D	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
015	HUNTERS VIEW	150285	4	1522	110	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150286	4	1522	112	MIDDLE POINT RD		94124	3	EO	1
015	HUNTERS VIEW	150287	4	1522	114	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150288	4	1522	116	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150289	3	1521	120	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150290	3	1521	122	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150291	3	1521	124	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150292	3	1521	126	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150293	3	1521	128	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150294	3	1521	130	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150295	4	1523	140	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150296	5	1523	142	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150297	5	1523	144	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150298	4	1523	146	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150299	5	1524	148	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150300	5	1524	150	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150301	4	1537	31	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150302	4	1537	33	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150303	4	1537	35	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150304	4	1537	37	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150305	2	1542	41	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150306	2	1542	43	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150307	3	1542	45	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150308	3	1542	47	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150309	2	1542	49	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150310	2	1542	51	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150311	3	1542	53	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150312	3	1542	55	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150313	2	1543	57	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150314	2	1543	59	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150315	3	1543	61	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150316	3	1543	63	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150317	2	1543	65	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150318	2	1543	67	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150319	3	1543	69	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150320	3	1543	71	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150321	2	1545	73	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150322	2	1545	75	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150323	3	1545	77	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150324	3	1545	79	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150325	2	1545	81	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150326	2	1545	83	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150327	3	1545	85	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150328	3	1545	87	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150329	4	1544	93	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150330	4	1544	95	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150331	4	1544	97	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150332	4	1544	99	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150333	3	1554	119	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150334	3	1554	121	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150335	2	1554	123	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150336	2	1554	125	MIDDLE POINT RD		94124	0	V	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
015	HUNTERS VIEW	150337	3	1554	127	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150338	3	1554	129	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150339	4	1554	131	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150340	2	1554	133	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150341	2	1554	135	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150342	3	1555	137	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150343	3	1555	139	MIDDLE POINT RD		94124	0	M	1
015	HUNTERS VIEW	150344	2	1523	141	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150345	2	1555	143	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150346	3	1555	145	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150347	3	1555	147	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150348	4	1555	149	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150349	2	1555	151	MIDDLE POINT RD		94124	0	V	1
015	HUNTERS VIEW	150350	2	1555	153	MIDDLE POINT RD		94124	0		1
015	HUNTERS VIEW	150351	2	1501	127	WEST POINT RD		94124	3	EC	1
****											
015											275
TOTAL											275

275 records listed

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Potrero Terrace

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
002	POTRERO TERRACE	020001	2	0251	1255	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020002	2	0251	1257	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020003	3	0251	1259	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020004	3	0251	1261	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020005	2	0251	1263	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020006	3	0251	1265	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020007	2	0251	1267	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020008	2	0251	1269	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020009	1	0251	1271	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020010	2	0251	1273	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020011	2	0251	1275	WISCONSIN		94107	0		1
002	POTRERO TERRACE	020012	2	0257	1800	26TH ST		94107	0		1
002	POTRERO TERRACE	020013	1	0257	1802	26TH ST		94107	0		1
002	POTRERO TERRACE	020014	2	0257	1804	26TH ST		94107	0		1
002	POTRERO TERRACE	020015	2	0257	1806	26TH ST		94107	0		1
002	POTRERO TERRACE	020016	2	0257	1808	26TH ST		94107	0		1
002	POTRERO TERRACE	020017	2	0257	1810	26TH ST		94107	0		1
002	POTRERO TERRACE	020018	2	0257	1812	26TH ST		94107	0		1
002	POTRERO TERRACE	020019	2	0257	1814	26TH ST		94107	0		1
002	POTRERO TERRACE	020020	2	0257	1816	26TH ST		94107	0		1
002	POTRERO TERRACE	020021	2	0257	1818	26TH ST		94107	0		1
002	POTRERO TERRACE	020022	2	0257	1820	26TH ST		94107	0		1
002	POTRERO TERRACE	020023	2	0257	1822	26TH ST		94107	0		1
002	POTRERO TERRACE	020024	2	0257	1824	26TH ST		94107	0		1
002	POTRERO TERRACE	020025	2	0257	1826	26TH ST		94107	0		1
002	POTRERO TERRACE	020026	2	0257	1828	26TH ST		94107	0		1
002	POTRERO TERRACE	020027	2	0247	1720	26TH ST		94107	0		1
002	POTRERO TERRACE	020028	1	0247	1722	26TH ST		94107	0		1
002	POTRERO TERRACE	020029	2	0247	1724	26TH ST		94107	0		1
002	POTRERO TERRACE	020030	2	0247	1726	26TH ST		94107	0		1
002	POTRERO TERRACE	020031	2	0247	1728	26TH ST		94107	0		1
002	POTRERO TERRACE	020032	2	0247	1730	26TH ST		94107	0		1
002	POTRERO TERRACE	020033	3	0247	1732	26TH ST		94107	0	M	1
002	POTRERO TERRACE	020034	3	0247	1734	26TH ST		94107	0		1
002	POTRERO TERRACE	020035	2	0247	1736	26TH ST		94107	0		1
002	POTRERO TERRACE	020036	3	0247	1738	26TH ST		94107	0		1
002	POTRERO TERRACE	020037	2	0247	1740	26TH ST		94107	0		1
002	POTRERO TERRACE	020038	2	0240	1130	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020039	2	0240	1132	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020040	3	0240	1134	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020041	3	0240	1136	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020042	2	0240	1138	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020043	3	0240	1140	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020044	2	0240	1142	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020045	2	0240	1144	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020046	2	0240	1146	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020047	2	0240	1148	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020048	2	0250	1100	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020049	2	0250	1102	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020050	3	0250	1104	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020051	3	0250	1106	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020052	2	0250	1108	CONNECTICUT ST		94107	0		1

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Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
002	POTRERO TERRACE	020053	3	0250	1110	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020054	2	0250	1112	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020055	2	0250	1114	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020056	1	0250	1116	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020057	2	0250	1118	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020058	2	0250	1120	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020059	2	0202	1801	25TH ST		94107	0		1
002	POTRERO TERRACE	020060	2	0202	1803	25TH ST		94107	0		1
002	POTRERO TERRACE	020061	2	0202	1805	25TH ST		94107	0		1
002	POTRERO TERRACE	020062	2	0202	1807	25TH ST		94107	0		1
002	POTRERO TERRACE	020063	2	0202	1809	25TH ST		94107	0		1
002	POTRERO TERRACE	020064	2	0202	1811	25TH ST		94107	0		1
002	POTRERO TERRACE	020065	2	0202	1813	25TH ST		94107	0		1
002	POTRERO TERRACE	020066	2	0202	1815	25TH ST		94107	0		1
002	POTRERO TERRACE	020067	2	0202	1817	25TH ST		94107	0		1
002	POTRERO TERRACE	020068	2	0202	1819	25TH ST		94107	0		1
002	POTRERO TERRACE	020069	2	0202	1821	25TH ST		94107	0		1
002	POTRERO TERRACE	020070	2	0202	1823	25TH ST		94107	0		1
002	POTRERO TERRACE	020071	2	0202	1825	25TH ST		94107	0		1
002	POTRERO TERRACE	020072	1	0202	1827	25TH ST		94107	0		1
002	POTRERO TERRACE	020073	2	0202	1829	25TH ST		94107	0		1
002	POTRERO TERRACE	020074	2	0252	1835	25TH ST		94107	0		1
002	POTRERO TERRACE	020075	2	0252	1837	25TH ST		94107	0		1
002	POTRERO TERRACE	020076	3	0252	1839	25TH ST		94107	0		1
002	POTRERO TERRACE	020077	3	0252	1841	25TH ST		94107	0		1
002	POTRERO TERRACE	020078	2	0252	1843	25TH ST		94107	0		1
002	POTRERO TERRACE	020079	3	0252	1845	25TH ST		94107	0		1
002	POTRERO TERRACE	020080	2	0252	1847	25TH ST		94107	0		1
002	POTRERO TERRACE	020081	2	0252	1849	25TH ST		94107	0		1
002	POTRERO TERRACE	020082	1	0252	1851	25TH ST		94107	0		1
002	POTRERO TERRACE	020083	2	0252	1853	25TH ST		94107	0		1
002	POTRERO TERRACE	020084	2	0252	1855	25TH ST		94107	0		1
002	POTRERO TERRACE	020085	2	0230	1901	25TH ST		94107	0		1
002	POTRERO TERRACE	020086	2	0230	1903	25TH ST		94107	0		1
002	POTRERO TERRACE	020087	3	0230	1905	25TH ST		94107	0		1
002	POTRERO TERRACE	020088	3	0230	1907	25TH ST		94107	0		1
002	POTRERO TERRACE	020089	2	0230	1909	25TH ST		94107	0		1
002	POTRERO TERRACE	020090	2	0230	1911	25TH ST		94107	0	M	1
002	POTRERO TERRACE	020091	2	0230	1913	25TH ST		94107	0		1
002	POTRERO TERRACE	020092	2	0230	1915	25TH ST		94107	0		1
002	POTRERO TERRACE	020093	2	0203	1864	25TH ST		94107	0		1
002	POTRERO TERRACE	020094	1	0203	1866	25TH ST		94107	0	M	1
002	POTRERO TERRACE	020095	2	0203	1868	25TH ST		94107	0		1
002	POTRERO TERRACE	020096	2	0203	1870	25TH ST		94107	0	M	1
002	POTRERO TERRACE	020097	2	0203	1872	25TH ST		94107	0		1
002	POTRERO TERRACE	020098	2	0203	1874	25TH ST		94107	0		1
002	POTRERO TERRACE	020099	2	0203	1876	25TH ST		94107	0		1
002	POTRERO TERRACE	020100	2	0203	1878	25TH ST		94107	0		1
002	POTRERO TERRACE	020101	2	0203	1880	25TH ST		94107	0		1
002	POTRERO TERRACE	020102	2	0203	1882	25TH ST		94107	0		1
002	POTRERO TERRACE	020103	2	0203	1884	25TH ST		94107	0	M	1
002	POTRERO TERRACE	020104	2	0203	1886	25TH ST		94107	0	M	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
002	POTRERO TERRACE	020105	2	0203	1888	25TH ST		94107	0		1
002	POTRERO TERRACE	020106	2	0203	1890	25TH ST		94107	0		1
002	POTRERO TERRACE	020107	2	0203	1892	25TH ST		94107	0		1
002	POTRERO TERRACE	020108	2	0254	1840	25TH ST		94107	0		1
002	POTRERO TERRACE	020109	1	0254	1842	25TH ST		94107	0		1
002	POTRERO TERRACE	020110	2	0254	1844	25TH ST		94107	0		1
002	POTRERO TERRACE	020111	2	0254	1846	25TH ST		94107	0		1
002	POTRERO TERRACE	020112	2	0254	1848	25TH ST		94107	0		1
002	POTRERO TERRACE	020113	2	0254	1850	25TH ST		94107	0		1
002	POTRERO TERRACE	020114	3	0254	1852	25TH ST		94107	0	V	1
002	POTRERO TERRACE	020115	3	0254	1854	25TH ST		94107	0		1
002	POTRERO TERRACE	020116	2	0254	1856	25TH ST		94107	0		1
002	POTRERO TERRACE	020117	3	0254	1858	25TH ST		94107	0		1
002	POTRERO TERRACE	020118	2	0254	1860	25TH ST		94107	0		1
002	POTRERO TERRACE	020119	2	0231	1820	25TH ST		94107	0		1
002	POTRERO TERRACE	020120	2	0231	1822	25TH ST		94107	0		1
002	POTRERO TERRACE	020121	2	0231	1824	25TH ST		94107	0		1
002	POTRERO TERRACE	020122	2	0231	1826	25TH ST		94107	0		1
002	POTRERO TERRACE	020123	2	0231	1828	25TH ST		94107	0		1
002	POTRERO TERRACE	020124	3	0231	1830	25TH ST		94107	0		1
002	POTRERO TERRACE	020125	3	0231	1832	25TH ST		94107	0		1
002	POTRERO TERRACE	020126	2	0231	1834	25TH ST		94107	0		1
002	POTRERO TERRACE	020127	2	0253	1072	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020128	2	0253	1074	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020129	3	0253	1076	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020130	3	0253	1078	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020131	2	0253	1080	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020132	3	0253	1082	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020133	2	0253	1084	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020134	2	0253	1086	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020135	2	0253	1088	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020136	2	0253	1090	CONNECTICUT		94107	3	EO	1
002	POTRERO TERRACE	020137	2	0233	1054	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020138	2	0233	1056	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020139	3	0233	1058	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020140	3	0233	1060	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020141	2	0233	1062	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020142	2	0233	1064	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020143	2	0233	1066	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020144	2	0233	1068	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020145	2	0255	1032	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020146	2	0255	1034	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020147	3	0255	1036	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020148	3	0255	1038	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020149	2	0255	1040	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020150	3	0255	1042	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020151	2	0255	1044	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020152	2	0255	1046	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020153	2	0255	1048	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020154	2	0255	1050	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020155	2	0204	1000	CONNECTICUT		94107	0	V	1
002	POTRERO TERRACE	020156	2	0204	1002	CONNECTICUT		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
002	POTRERO TERRACE	020157	2	0204	1004	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020158	2	0204	1006	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020159	2	0204	1008	CONNECTICUT		94107	0		1
002	POTRERO TERRACE	020160	2	0204	1010	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020161	2	0204	1012	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020162	2	0204	1014	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020163	2	0204	1016	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020164	2	0204	1018	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020165	2	0204	1020	CONNECTICUT ST		94107	0	V	1
002	POTRERO TERRACE	020166	2	0204	1022	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020167	2	0204	1024	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020168	1	0204	1026	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020169	2	0204	1028	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020170	2	0205	950	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020171	2	0205	952	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020172	2	0205	954	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020173	2	0205	956	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020174	2	0205	958	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020175	2	0205	960	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020176	2	0205	962	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020177	2	0205	964	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020178	2	0205	966	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020179	2	0205	968	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020180	2	0205	970	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020181	2	0205	972	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020182	2	0205	974	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020183	1	0205	976	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020184	2	0205	978	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020185	2	0206	918	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020186	2	0206	920	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020187	2	0206	922	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020188	2	0206	924	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020189	2	0206	926	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020190	2	0206	928	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020191	2	0206	930	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020192	2	0206	932	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020193	2	0206	934	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020194	2	0206	936	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020195	2	0206	938	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020196	2	0206	940	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020197	2	0206	942	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020198	1	0206	944	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020199	2	0206	946	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020200	2	0234	900	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020201	2	0234	902	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020202	3	0234	904	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020203	3	0234	906	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020204	2	0234	908	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020205	2	0234	910	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020206	2	0234	912	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020207	2	0234	914	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020208	2	0207	1001	WISCONSIN ST		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
002	POTRERO TERRACE	020209	2	0207	1003	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020210	2	0207	1005	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020211	2	0207	1007	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020212	2	0207	1009	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020213	2	0207	1011	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020214	2	0207	1013	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020215	2	0207	1015	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020216	2	0207	1017	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020217	2	0207	1019	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020218	2	0207	1021	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020219	2	0207	1023	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020220	2	0207	1025	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020221	1	0207	1027	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020222	2	0207	1029	WISCONSIN ST		94107	0		1
002	POTRERO TERRACE	020223	2	0208	901	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020224	2	0208	903	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020225	2	0208	905	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020226	2	0208	907	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020227	2	0208	909	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020228	2	0208	911	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020229	2	0208	913	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020230	2	0208	915	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020231	2	0208	917	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020232	2	0208	919	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020233	2	0208	921	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020234	2	0208	923	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020235	2	0208	925	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020236	1	0208	927	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020237	2	0208	929	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020238	2	0209	935	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020239	2	0209	937	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020240	2	0209	939	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020241	2	0209	941	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020242	2	0209	943	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020243	2	0209	945	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020244	2	0209	947	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020245	2	0209	949	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020246	2	0209	951	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020247	2	0209	953	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020248	2	0209	955	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020249	2	0209	957	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020250	2	0209	959	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020251	1	0209	961	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020252	2	0209	963	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020253	2	0210	967	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020254	2	0210	969	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020255	2	0210	971	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020256	2	0210	973	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020257	2	0210	975	CONNECTICUT ST		94107	0	M	1
002	POTRERO TERRACE	020258	2	0210	977	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020259	2	0210	979	CONNECTICUT ST		94107	0		1
002	POTRERO TERRACE	020260	2	0210	981	CONNECTICUT ST		94107	0	M	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count	
002	POTRERO TERRACE	020261	2	0210	983	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020262	2	0210	985	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020263	2	0210	987	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020264	2	0210	989	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020265	2	0210	991	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020266	1	0210	993	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020267	2	0210	995	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020268	2	0211	1001	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020269	2	0211	1003	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020270	2	0211	1005	CONNECTICUT ST		94107	0	M	1	
002	POTRERO TERRACE	020271	2	0211	1007	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020272	2	0211	1009	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020273	2	0211	1011	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020274	2	0211	1013	CONNECTICUT ST		94107	0	M	1	
002	POTRERO TERRACE	020275	2	0211	1015	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020276	2	0211	1017	CONNECTICUT ST		94107	0	M	1	
002	POTRERO TERRACE	020277	2	0211	1019	CONNECTICUT ST		94107	0	M	1	
002	POTRERO TERRACE	020278	2	0211	1021	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020279	2	0211	1023	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020280	2	0211	1025	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020281	1	0211	1027	CONNECTICUT ST		94107	0	M	1	
002	POTRERO TERRACE	020282	2	0211	1029	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020283	2	0255	1035	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020284	2	0255	1037	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020285	3	0255	1039	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020286	2	0255	1041	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020287	3	0255	1043	CONNECTICUT		94107	0	M	1	
002	POTRERO TERRACE	020288	3	0255	1045	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020289	2	0255	1047	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020290	2	0255	1049	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020291	2	0256	1051	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020292	2	0256	1053	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020293	2	0241	1059	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020294	2	0241	1061	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020295	3	0241	1063	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020296	2	0241	1065	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020297	3	0241	1067	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020298	3	0241	1069	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020299	2	0241	1071	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020300	2	0241	1073	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020301	2	0241	1075	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020302	2	0241	1077	CONNECTICUT ST		94107	0		1	Accessible
002	POTRERO TERRACE	020303	1	0241	1079	CONNECTICUT ST		94107	0		1	
002	POTRERO TERRACE	020304	2	0242	1700	25TH ST		94107	0		1	
002	POTRERO TERRACE	020305	2	0242	1702	25TH ST		94107	0		1	
002	POTRERO TERRACE	020306	3	0242	1704	25TH ST		94107	0		1	
002	POTRERO TERRACE	020307	3	0242	1706	25TH ST		94107	0		1	
002	POTRERO TERRACE	020308	2	0242	1708	25TH ST		94107	0		1	
002	POTRERO TERRACE	020309	3	0242	1710	25TH ST		94107	0		1	
002	POTRERO TERRACE	020310	2	0242	1712	25TH ST		94107	0		1	
002	POTRERO TERRACE	020311	2	0242	1714	25TH ST		94107	0		1	
002	POTRERO TERRACE	020312	1	0242	1716	25TH ST		94107	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count	
002	POTRERO TERRACE	020313	2	0242	1718	25TH ST		94107	0	M	1	Accessible
002	POTRERO TERRACE	020314	2	0242	1720	25TH ST		94107	0		1	Accessible
002	POTRERO TERRACE	020315	2	0243	1620	25TH ST		94107	0		1	
002	POTRERO TERRACE	020316	2	0243	1622	25TH ST		94107	0		1	
002	POTRERO TERRACE	020317	3	0243	1624	25TH ST		94107	0		1	
002	POTRERO TERRACE	020318	3	0243	1626	25TH ST		94107	0		1	
002	POTRERO TERRACE	020319	2	0243	1628	25TH ST		94107	0		1	
002	POTRERO TERRACE	020320	3	0243	1630	25TH ST		94107	0		1	
002	POTRERO TERRACE	020321	2	0243	1632	25TH ST		94107	0		1	
002	POTRERO TERRACE	020322	2	0243	1634	25TH ST		94107	0		1	
002	POTRERO TERRACE	020323	2	0243	1636	25TH ST		94107	0		1	
002	POTRERO TERRACE	020324	2	0243	1638	25TH ST		94107	0		1	
002	POTRERO TERRACE	020325	2	0244	174	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020326	2	0244	176	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020327	3	0244	178	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020328	2	0244	180	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020329	3	0244	182	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020330	3	0244	184	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020331	2	0244	186	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020332	2	0244	188	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020333	2	0244	190	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020334	2	0244	192	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020335	1	0244	194	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020336	2	0212	140	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020337	2	0212	142	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020338	2	0212	144	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020339	2	0212	146	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020340	2	0212	148	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020341	2	0212	150	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020342	2	0212	152	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020343	2	0212	154	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020344	2	0212	156	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020345	2	0212	158	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020346	2	0212	160	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020347	2	0212	162	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020348	2	0212	164	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020349	1	0212	166	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020350	2	0212	168	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020351	2	0213	100	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020352	2	0213	102	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020353	2	0213	104	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020354	2	0213	106	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020355	2	0213	108	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020356	2	0213	110	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020357	2	0213	112	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020358	2	0213	114	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020359	2	0213	116	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020360	2	0213	118	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020361	2	0213	120	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020362	2	0213	122	DAKOTA ST		94107	0		1	
002	POTRERO TERRACE	020363	2	0213	124	DAKOTA ST		94107	0	M	1	
002	POTRERO TERRACE	020364	1	0213	126	DAKOTA ST		94107	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
002	POTRERO TERRACE	020365	2	0213	128	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020366	2	0214	60	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020367	2	0214	62	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020368	2	0214	64	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020369	2	0214	66	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020370	2	0214	68	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020371	2	0214	70	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020372	2	0214	72	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020373	2	0214	74	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020374	2	0214	76	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020375	2	0214	78	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020376	2	0214	80	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020377	2	0214	82	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020378	2	0214	84	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020379	1	0214	86	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020380	2	0214	88	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020381	2	0245	30	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020382	2	0245	32	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020383	3	0245	34	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020384	2	0245	36	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020385	3	0245	38	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020386	3	0245	40	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020387	2	0245	42	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020388	2	0245	44	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020389	2	0245	46	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020390	2	0245	48	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020391	2	0246	2	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020392	2	0246	4	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020393	3	0246	6	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020394	2	0246	8	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020395	3	0246	10	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020396	3	0246	12	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020397	2	0246	14	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020398	2	0246	16	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020399	2	0246	18	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020400	2	0246	20	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020401	1	0246	22	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020402	2	0235	1	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020403	2	0235	3	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020404	3	0235	5	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020405	3	0235	7	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020406	2	0235	9	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020407	2	0235	11	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020408	2	0235	13	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020409	2	0235	15	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020410	2	0215	21	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020411	2	0215	23	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020412	2	0215	25	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020413	2	0215	27	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020414	2	0215	29	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020415	2	0215	31	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020416	2	0215	33	DAKOTA ST		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
002	POTRERO TERRACE	020417	2	0215	35	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020418	2	0215	37	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020419	2	0215	39	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020420	2	0215	41	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020421	2	0215	43	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020422	2	0215	45	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020423	1	0215	47	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020424	2	0215	49	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020425	2	0216	55	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020426	2	0216	57	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020427	2	0216	59	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020428	2	0216	61	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020429	2	0216	63	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020430	2	0216	65	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020431	2	0216	67	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020432	2	0216	69	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020433	2	0216	71	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020434	2	0216	73	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020435	2	0216	75	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020436	2	0216	77	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020437	2	0216	79	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020438	1	0216	81	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020439	2	0216	83	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020440	2	0217	101	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020441	2	0217	103	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020442	2	0217	105	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020443	2	0217	107	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020444	2	0217	109	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020445	2	0217	111	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020446	2	0217	113	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020447	2	0217	115	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020448	2	0217	117	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020449	2	0217	119	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020450	2	0217	121	DAKOTA ST		94107	0	M	1
002	POTRERO TERRACE	020451	2	0217	123	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020452	2	0217	125	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020453	1	0217	127	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020454	2	0217	129	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020455	2	0218	145	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020456	2	0218	147	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020457	2	0218	149	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020458	2	0218	151	DAKOTA ST		94107	0	V	1
002	POTRERO TERRACE	020459	2	0218	153	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020460	2	0218	155	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020461	2	0218	157	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020462	2	0218	159	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020463	2	0218	161	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020464	2	0218	163	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020465	2	0218	165	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020466	2	0218	167	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020467	2	0218	169	DAKOTA ST		94107	0		1
002	POTRERO TERRACE	020468	2	0218	171	DAKOTA ST		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
002	POTRERO TERRACE	020469	3	0218	173	DAKOTA ST		94107	0		1
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002											469
											=====
TOTAL											469

469 records listed

AMP 971

Potrero Annex

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
008	POTRERO ANNEX	080001	1	0801	1	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080002	1	0801	3	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080003	1	0801	5	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080004	2	0801	7	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080005	1	0801	9	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080006	1	0801	11	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080007	1	0808	15	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080008	2	0808	17	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080009	2	0808	19	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080010	3	0808	21	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080011	3	0808	23	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080012	2	0808	25	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080013	2	0808	27	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080014	1	0808	29	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080016	4	0809	33	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080017	2	0809	35	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080018	3	0809	37	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080019	3	0809	39	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080020	2	0809	41	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080021	4	0809	43	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080023	1	0810	51	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080024	2	0810	53	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080025	2	0810	55	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080026	3	0810	57	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080027	3	0810	59	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080028	2	0810	61	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080029	2	0810	63	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080030	1	0810	65	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080031	1	0801	71	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080032	1	0802	73	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080033	1	0802	75	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080034	1	0802	77	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080035	1	0802	79	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080036	1	0802	81	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080037	1	0811	40	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080038	2	0811	42	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080039	2	0811	44	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080040	3	0811	46	TURNER TERRACE		94107	0	M	1
008	POTRERO ANNEX	080041	3	0811	48	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080042	2	0811	50	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080043	2	0811	52	TURNER TERRACE		94107	0		1
008	POTRERO ANNEX	080044	1	0811	54	TURNER TERRACE		94107	4	EO	1
008	POTRERO ANNEX	080045	1	0804	85	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080046	4	0804	87	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080047	4	0804	89	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080048	4	0804	91	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080049	4	0804	93	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080050	1	0804	95	TURNER TERRACE		94107	3	ED	1
008	POTRERO ANNEX	080051	2	0818	700	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080052	3	0818	702	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080053	3	0818	704	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080054	3	0818	706	MISSOURI ST		94107	0	V	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
008	POTRERO ANNEX	080055	3	0818	708	MISSOURI ST		94107	0	V	1
008	POTRERO ANNEX	080056	3	0818	710	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080057	3	0818	712	MISSOURI ST		94107	0	V	1
008	POTRERO ANNEX	080058	2	0818	714	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080059	1	0807	701	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080060	2	0807	703	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080061	2	0807	705	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080062	3	0807	707	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080063	3	0807	709	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080064	2	0807	711	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080065	2	0807	715	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080066	1	0807	717	MISSOURI ST		94107	4	EO	1
008	POTRERO ANNEX	080067	2	0819	730	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080068	3	0819	732	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080069	3	0819	734	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080070	3	0819	736	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080071	3	0819	738	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080072	3	0819	740	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080073	3	0819	742	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080074	2	0819	744	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080076	5	0820	762	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080077	3	0820	764	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080078	3	0820	766	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080079	3	0820	768	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080080	3	0820	770	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080081	3	0820	772	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080082	2	0820	774	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080083	2	0821	751	MISSOURI ST		94107	3	EC	1
008	POTRERO ANNEX	080084	3	0821	753	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080085	3	0821	755	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080086	3	0821	757	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080087	3	0821	759	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080088	3	0821	761	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080089	3	0821	763	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080090	2	0821	765	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080091	1	0812	771	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080092	2	0812	773	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080093	2	0812	775	MISSOURI ST		94107	0	VR	1
008	POTRERO ANNEX	080094	3	0812	777	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080095	3	0812	779	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080096	2	0812	781	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080097	4	0812	783	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080100	5	0822	803	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080101	3	0822	805	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080102	3	0822	807	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080103	3	0822	809	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080104	3	0822	811	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080105	5	0822	815	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080107	1	0806	851	MISSOURI ST		94107	3	EC	1
008	POTRERO ANNEX	080108	4	0806	853	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080109	4	0806	855	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080110	4	0806	857	MISSOURI ST		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
008	POTRERO ANNEX	080111	4	0806	859	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080112	1	0806	861	MISSOURI ST		94107	8	EM	1
008	POTRERO ANNEX	080114	5	0803	873	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080117	5	0803	879	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080119	1	0817	901	MISSOURI ST		94107	0	M	1
008	POTRERO ANNEX	080120	2	0817	903	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080121	2	0817	905	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080122	3	0817	907	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080123	3	0817	909	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080124	2	0817	911	MISSOURI ST		94107	0		1
008	POTRERO ANNEX	080125	4	0817	915	MISSOURI ST		94107	3	S	1
008	POTRERO ANNEX	080127	1	0805	1	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080128	4	0805	3	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080129	4	0805	5	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080130	4	0805	7	WATCHMAN WAY		94107	3	EO	1
008	POTRERO ANNEX	080131	4	0805	9	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080132	1	0805	11	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080133	1	0813	15	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080134	2	0813	17	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080135	2	0813	19	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080136	3	0813	21	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080137	3	0813	23	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080138	2	0813	25	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080139	2	0813	27	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080140	1	0813	29	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080141	1	0814	31	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080142	2	0814	33	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080143	2	0814	35	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080144	3	0814	37	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080145	3	0814	39	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080146	2	0814	41	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080147	4	0814	43	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080149	1	0815	47	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080150	2	0815	49	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080151	2	0815	51	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080152	3	0815	53	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080153	3	0815	55	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080154	2	0815	57	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080155	2	0815	59	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080156	1	0815	61	WATCHMAN WAY		94107	3	EO	1
008	POTRERO ANNEX	080157	2	0823	65	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080158	3	0823	67	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080159	3	0823	69	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080160	3	0823	71	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080161	3	0823	73	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080162	3	0823	75	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080163	3	0823	77	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080164	2	0823	79	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080166	4	0816	85	WATCHMAN WAY		94107	3	EO	1
008	POTRERO ANNEX	080167	2	0816	87	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080168	3	0816	89	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080169	3	0816	91	WATCHMAN WAY		94107	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
008	POTRERO ANNEX	080170	2	0816	93	WATCHMAN WAY		94107	0		1
008	POTRERO ANNEX	080171	2	0816	95	WATCHMAN WAY		94107	0	M	1
008	POTRERO ANNEX	080172	1	0816	97	WATCHMAN WAY		94107	0		1
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008											159
TOTAL											159

159 records listed

AMP 969

Westside Courts

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count	
006	WESTSIDE COURT	060101	3	0606	2567	SUTTER ST	101	94115	0		1	
006	WESTSIDE COURT	060102	1	0606	2565	SUTTER ST	102	94115	0		1	
006	WESTSIDE COURT	060103	1	0606	2563	SUTTER ST	103	94115	0	M	1	
006	WESTSIDE COURT	060104	1	0606	2561	SUTTER ST	104	94115	0		1	Accessible
006	WESTSIDE COURT	060105	1	0606	2559	SUTTER ST	105	94115	0		1	
006	WESTSIDE COURT	060106	3	0606	2557	SUTTER ST	106	94115	0		1	
006	WESTSIDE COURT	060107	4	0602	2569	SUTTER ST	107	94115	0		1	
006	WESTSIDE COURT	060108	1	0602	2575	SUTTER ST	108	94115	0		1	
006	WESTSIDE COURT	060109	1	0602	2581	SUTTER ST	109	94115	0		1	
006	WESTSIDE COURT	060110	1	0602	2587	SUTTER ST	110	94115	0		1	
006	WESTSIDE COURT	060111	1	0602	2593	SUTTER ST	111	94115	0		1	
006	WESTSIDE COURT	060112	2	0602	1464	BAKER ST	112	94115	0		1	
006	WESTSIDE COURT	060113	1	0602	1454	BAKER ST	113	94115	0		1	
006	WESTSIDE COURT	060114	2	0602	1444	BAKER ST	114	94115	0		1	
006	WESTSIDE COURT	060115	3	0602	1434	BAKER ST	115	94115	0		1	
006	WESTSIDE COURT	060116	3	0603	1424	BAKER ST	116	94115	0		1	
006	WESTSIDE COURT	060117	2	0603	1414	BAKER ST	117	94115	0		1	
006	WESTSIDE COURT	060118	1	0603	1408	BAKER ST	118	94115	0		1	Accessible
006	WESTSIDE COURT	060119	2	0603	1400	BAKER ST	119	94115	0		1	Accessible
006	WESTSIDE COURT	060120	1	0603	2492	POST ST	120	94115	0		1	
006	WESTSIDE COURT	060121	1	0603	2486	POST ST	121	94115	0		1	
006	WESTSIDE COURT	060122	1	0603	2480	POST ST	122	94115	0		1	
006	WESTSIDE COURT	060123	1	0603	2474	POST ST	123	94115	0	M	1	
006	WESTSIDE COURT	060124	4	0603	2468	POST ST	124	94115	0		1	
006	WESTSIDE COURT	060125	3	0605	2545	SUTTER ST	125	94115	0		1	
006	WESTSIDE COURT	060126	1	0601	2547	SUTTER ST	126	94115	3	EO	1	
006	WESTSIDE COURT	060127	1	0605	2549	SUTTER ST	127	94115	0		1	
006	WESTSIDE COURT	060128	1	0605	2551	SUTTER ST	128	94115	0		1	
006	WESTSIDE COURT	060129	1	0605	2553	SUTTER ST	129	94115	0		1	
006	WESTSIDE COURT	060130	3	0605	2555	SUTTER ST	130	94115	0		1	
006	WESTSIDE COURT	060131	4	0601	2535	SUTTER ST	131	94115	0		1	
006	WESTSIDE COURT	060132	1	0601	2529	SUTTER ST	132	94115	0		1	
006	WESTSIDE COURT	060133	1	0601	2523	SUTTER ST	133	94115	0		1	
006	WESTSIDE COURT	060134	1	0601	2517	SUTTER ST	134	94115	0		1	
006	WESTSIDE COURT	060135	1	0601	2511	SUTTER ST	135	94115	0		1	
006	WESTSIDE COURT	060136	2	0601	1565	BRODERICK ST	136	94115	0		1	
006	WESTSIDE COURT	060137	1	0601	1555	BRODERICK ST	137	94115	0		1	
006	WESTSIDE COURT	060138	2	0601	1545	BRODERICK ST	138	94115	0		1	
006	WESTSIDE COURT	060139	3	0601	1535	BRODERICK ST	139	94115	0		1	
006	WESTSIDE COURT	060140	3	0604	1525	BRODERICK ST	140	94115	0		1	
006	WESTSIDE COURT	060141	2	0604	1515	BRODERICK ST	141	94115	0		1	
006	WESTSIDE COURT	060142	1	0604	1509	BRODERICK ST	142	94115	0		1	
006	WESTSIDE COURT	060143	2	0604	1501	BRODERICK ST	143	94115	0		1	
006	WESTSIDE COURT	060144	1	0604	2410	POST ST	144	94115	0		1	
006	WESTSIDE COURT	060145	1	0604	2416	POST ST	145	94115	0		1	
006	WESTSIDE COURT	060146	1	0604	2422	POST ST	146	94115	0		1	
006	WESTSIDE COURT	060147	1	0604	2428	POST ST	147	94115	0		1	
006	WESTSIDE COURT	060148	4	0604	2434	POST ST	148	94115	0		1	
006	WESTSIDE COURT	060201	3	0606	2567	SUTTER ST	201	94115	0		1	
006	WESTSIDE COURT	060202	1	0606	2565	SUTTER ST	202	94115	0		1	
006	WESTSIDE COURT	060203	1	0606	2563	SUTTER ST	203	94115	0		1	
006	WESTSIDE COURT	060204	1	0606	2561	SUTTER ST	204	94115	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
006	WESTSIDE COURT	060205	1	0606	2559	SUTTER ST	205	94115	0		1
006	WESTSIDE COURT	060206	3	0606	2557	SUTTER ST	206	94115	0		1
006	WESTSIDE COURT	060207	4	0602	2569	SUTTER ST	207	94115	0		1
006	WESTSIDE COURT	060208	1	0602	2575	SUTTER ST	208	94115	0		1
006	WESTSIDE COURT	060209	1	0602	2581	SUTTER ST	209	94115	0		1
006	WESTSIDE COURT	060210	1	0602	2587	SUTTER ST	210	94115	0		1
006	WESTSIDE COURT	060211	1	0602	2593	SUTTER ST	211	94115	0		1
006	WESTSIDE COURT	060212	2	0602	1464	BAKER ST	212	94115	0		1
006	WESTSIDE COURT	060213	1	0602	1454	BAKER ST	213	94115	0		1
006	WESTSIDE COURT	060214	2	0602	1444	BAKER ST	214	94115	0		1
006	WESTSIDE COURT	060215	3	0602	1434	BAKER ST	215	94115	0		1
006	WESTSIDE COURT	060216	3	0603	1424	BAKER ST	216	94115	0		1
006	WESTSIDE COURT	060217	2	0603	1414	BAKER ST	217	94115	0		1
006	WESTSIDE COURT	060218	1	0603	1408	BAKER ST	218	94115	0		1
006	WESTSIDE COURT	060219	2	0603	1400	BAKER ST	219	94115	0		1
006	WESTSIDE COURT	060220	1	0603	2492	POST ST	220	94115	0		1
006	WESTSIDE COURT	060221	1	0603	2486	POST ST	221	94115	0		1
006	WESTSIDE COURT	060222	1	0603	2480	POST ST	222	94115	0		1
006	WESTSIDE COURT	060223	1	0603	2474	POST ST	223	94115	0		1
006	WESTSIDE COURT	060224	4	0603	2468	POST ST	224	94115	0		1
006	WESTSIDE COURT	060225	3	0605	2545	SUTTER ST	225	94115	0		1
006	WESTSIDE COURT	060226	1	0605	2547	SUTTER ST	226	94115	0	M	1
006	WESTSIDE COURT	060227	1	0605	2549	SUTTER ST	227	94115	0		1
006	WESTSIDE COURT	060228	1	0605	2551	SUTTER ST	228	94115	0		1
006	WESTSIDE COURT	060229	1	0605	2553	SUTTER ST	229	94115	0		1
006	WESTSIDE COURT	060230	3	0605	2555	SUTTER ST	230	94115	0		1
006	WESTSIDE COURT	060231	4	0601	2535	SUTTER ST	231	94115	0		1
006	WESTSIDE COURT	060232	1	0601	2529	SUTTER ST	232	94115	0		1
006	WESTSIDE COURT	060233	1	0601	2523	SUTTER ST	233	94115	0		1
006	WESTSIDE COURT	060234	1	0601	2517	SUTTER ST	234	94115	0		1
006	WESTSIDE COURT	060235	1	0601	2511	SUTTER ST	235	94115	0	M	1
006	WESTSIDE COURT	060236	2	0601	1565	BRODERICK ST	236	94115	0		1
006	WESTSIDE COURT	060237	1	0601	1555	BRODERICK ST	237	94115	0		1
006	WESTSIDE COURT	060238	2	0601	1545	BRODERICK ST	238	94115	0		1
006	WESTSIDE COURT	060239	3	0601	1535	BRODERICK ST	239	94115	0		1
006	WESTSIDE COURT	060240	3	0604	1525	BRODERICK ST	240	94115	0		1
006	WESTSIDE COURT	060241	2	0604	1515	BRODERICK ST	241	94115	0		1
006	WESTSIDE COURT	060242	1	0604	1509	BRODERICK ST	242	94115	0		1
006	WESTSIDE COURT	060243	2	0604	1501	BRODERICK ST	243	94115	0		1
006	WESTSIDE COURT	060244	1	0604	2410	POST ST	244	94115	0	M	1
006	WESTSIDE COURT	060245	1	0604	2416	POST ST	245	94115	0		1
006	WESTSIDE COURT	060246	1	0604	2422	POST ST	246	94115	0		1
006	WESTSIDE COURT	060247	1	0604	2428	POST ST	247	94115	0		1
006	WESTSIDE COURT	060248	4	0604	2434	POST ST	248	94115	0		1
006	WESTSIDE COURT	060301	3	0606	2567	SUTTER ST	301	94115	0		1
006	WESTSIDE COURT	060302	1	0606	2565	SUTTER ST	302	94115	0		1
006	WESTSIDE COURT	060303	1	0606	2565	SUTTER ST	303	94115	0		1
006	WESTSIDE COURT	060304	1	0606	2561	SUTTER ST	304	94115	0		1
006	WESTSIDE COURT	060305	1	0606	2559	SUTTER ST	305	94115	0		1
006	WESTSIDE COURT	060306	3	0606	2557	SUTTER ST	306	94115	0		1
006	WESTSIDE COURT	060308	1	0602	2575	SUTTER ST	308	94115	0		1
006	WESTSIDE COURT	060309	1	0602	2581	SUTTER ST	309	94115	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
006	WESTSIDE COURT	060310	1	0602	2587	SUTTER ST	310	94115	0		1
006	WESTSIDE COURT	060311	1	0602	2593	SUTTER ST	311	94115	0		1
006	WESTSIDE COURT	060312	2	0602	1464	BAKER ST	312	94115	0		1
006	WESTSIDE COURT	060313	1	0602	1454	BAKER ST	313	94115	0		1
006	WESTSIDE COURT	060314	2	0602	1444	BAKER ST	314	94115	0		1
006	WESTSIDE COURT	060317	2	0603	1414	BAKER ST	317	94115	0		1
006	WESTSIDE COURT	060318	1	0603	1408	BAKER ST	318	94115	0	M	1
006	WESTSIDE COURT	060319	2	0603	1400	BAKER ST	319	94115	0		1
006	WESTSIDE COURT	060320	1	0603	2492	POST ST	320	94115	0		1
006	WESTSIDE COURT	060321	1	0603	2486	POST ST	321	94115	0		1
006	WESTSIDE COURT	060322	1	0603	2480	POST ST	322	94115	0		1
006	WESTSIDE COURT	060323	1	0603	2474	POST ST	323	94115	0		1
006	WESTSIDE COURT	060325	3	0605	2545	SUTTER ST	325	94115	0		1
006	WESTSIDE COURT	060326	1	0605	2547	SUTTER ST	326	94115	0		1
006	WESTSIDE COURT	060327	1	0605	2549	SUTTER ST	327	94115	0		1
006	WESTSIDE COURT	060328	1	0605	2551	SUTTER ST	328	94115	0		1
006	WESTSIDE COURT	060329	1	0605	2553	SUTTER ST	329	94115	0		1
006	WESTSIDE COURT	060330	3	0605	2555	SUTTER ST	330	94115	0		1
006	WESTSIDE COURT	060332	1	0601	2529	SUTTER ST	332	94115	0		1
006	WESTSIDE COURT	060333	1	0601	2523	SUTTER ST	333	94115	0		1
006	WESTSIDE COURT	060334	1	0601	2517	SUTTER ST	334	94115	0		1
006	WESTSIDE COURT	060335	1	0601	2511	SUTTER ST	335	94115	0		1
006	WESTSIDE COURT	060336	2	0601	1565	BRODERICK ST	336	94115	0		1
006	WESTSIDE COURT	060337	1	0601	1555	BRODERICK ST	337	94115	0		1
006	WESTSIDE COURT	060338	2	0601	1545	BRODERICK ST	338	94115	0		1
006	WESTSIDE COURT	060341	2	0604	1515	BRODERICK ST	341	94115	0		1
006	WESTSIDE COURT	060342	1	0604	1509	BRODERICK ST	342	94115	0		1
006	WESTSIDE COURT	060343	2	0604	1501	BRODERICK ST	343	94115	0		1
006	WESTSIDE COURT	060344	1	0604	2410	POST ST	344	94115	0		1
006	WESTSIDE COURT	060345	1	0604	2416	POST ST	345	94115	0		1
006	WESTSIDE COURT	060346	1	0604	2422	POST ST	346	94115	0		1
006	WESTSIDE COURT	060347	1	0604	2428	POST ST	347	94115	0		1
****											
006											136
TOTAL											136

136 records listed

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Sunnydale

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
003	SUNNYDALE	030001	2	0301	1950	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030002	2	0301	1952	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030003	3	0301	1954	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030004	2	0301	1956	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030005	2	0301	1958	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030006	2	0301	1960	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030007	3	0301	1962	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030008	2	0301	1964	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030009	2	0302	1924	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030010	3	0302	1926	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030011	2	0302	1928	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030012	2	0302	1930	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030013	2	0302	1932	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030014	3	0302	1934	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030015	2	0302	1936	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030016	2	0302	1938	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030017	2	0303	1900	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030018	2	0303	1902	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030019	3	0303	1904	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030020	2	0303	1906	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030021	2	0303	1908	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030022	2	0303	1910	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030023	2	0303	1912	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030024	2	0303	1914	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030025	2	0303	1916	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030026	2	0303	1918	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030027	3	0303	1920	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030028	2	0303	1922	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030029	2	0304	1872	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030030	3	0304	1874	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030031	2	0304	1876	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030032	2	0304	1878	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030033	2	0304	1880	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030034	2	0304	1882	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030035	2	0304	1884	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030036	2	0304	1886	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030037	2	0304	1888	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030038	3	0304	1890	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030039	2	0304	1892	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030040	2	0304	1894	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030041	2	0305	1848	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030042	2	0305	1850	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030043	3	0305	1852	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030044	2	0305	1854	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030045	2	0305	1856	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030046	2	0305	1858	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030047	2	0305	1860	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030048	2	0305	1862	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030049	2	0305	1864	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030050	2	0305	1866	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030051	3	0305	1868	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030052	2	0305	1870	SUNNYDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030053	2	0306	1824	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030054	3	0306	1826	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030055	2	0306	1828	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030056	2	0306	1830	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030057	2	0306	1832	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030058	2	0306	1834	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030059	2	0306	1836	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030060	2	0306	1838	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030061	2	0306	1840	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030062	3	0306	1842	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030063	2	0306	1844	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030064	2	0306	1846	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030065	2	0307	1800	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030066	2	0307	1802	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030067	3	0307	1804	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030068	2	0307	1806	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030069	2	0307	1808	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030070	2	0307	1810	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030071	2	0307	1812	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030072	2	0307	1814	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030073	2	0307	1816	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030074	2	0307	1818	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030075	3	0307	1820	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030076	2	0307	1822	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030077	2	0308	1772	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030078	3	0308	1774	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030079	2	0308	1776	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030080	2	0308	1778	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030081	2	0308	1780	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030082	2	0308	1782	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030083	2	0308	1784	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030084	2	0308	1786	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030085	2	0308	1788	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030086	3	0308	1790	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030087	2	0308	1792	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030088	2	0308	1794	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030089	2	0301	1748	SUNNYDALE AVE		94134	3	EO	1
003	SUNNYDALE	030090	2	0309	1750	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030091	3	0309	1752	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030092	2	0309	1754	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030093	2	0309	1756	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030094	2	0309	1758	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030095	2	0309	1760	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030096	2	0309	1762	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030097	2	0309	1764	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030098	2	0309	1766	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030099	3	0309	1768	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030100	2	0309	1770	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030101	2	0310	1724	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030102	3	0310	1726	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030103	2	0310	1728	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030104	2	0310	1730	SUNNYDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030105	2	0310	1732	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030106	2	0310	1734	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030107	2	0310	1736	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030108	2	0310	1738	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030109	2	0310	1740	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030110	3	0310	1742	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030111	2	0310	1744	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030112	2	0310	1746	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030113	2	0311	1700	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030114	2	0311	1702	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030115	3	0311	1704	SUNNYDALE AVE		94134	0	EO	1
003	SUNNYDALE	030116	2	0311	1706	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030117	2	0311	1708	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030118	2	0311	1710	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030119	2	0311	1712	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030120	2	0311	1714	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030121	2	0311	1716	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030122	2	0311	1718	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030123	3	0311	1720	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030124	2	0311	1722	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030125	2	0312	1600	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030126	2	0312	1602	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030127	3	0312	1604	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030128	2	0312	1606	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030129	2	0312	1608	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030130	2	0312	1610	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030131	3	0312	1612	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030132	2	0312	1614	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030133	2	0313	1616	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030134	2	0313	1618	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030135	3	0313	1620	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030136	2	0313	1622	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030137	2	0313	1624	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030138	2	0313	1626	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030139	3	0313	1628	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030140	2	0313	1630	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030141	2	0314	1554	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030142	2	0314	1552	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030143	3	0314	1550	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030144	2	0314	1548	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030145	2	0314	1546	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030146	2	0314	1544	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030147	3	0314	1542	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030148	2	0314	1540	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030149	2	0315	1530	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030150	2	0315	1532	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030151	3	0315	1534	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030152	2	0315	1536	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030153	2	0316	1520	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030154	3	0316	1522	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030155	2	0316	1524	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030156	2	0316	1526	SUNNYDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count	
003	SUNNYDALE	030157	2	0318	1514	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030158	2	0318	1512	SUNNYDALE AVE		94134	0	M	1	
003	SUNNYDALE	030159	3	0318	1510	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030160	2	0318	1508	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030161	2	0318	1506	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030162	2	0318	1504	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030163	3	0318	1502	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030164	2	0318	1500	SUNNYDALE AVE		94134	3	EO	1	
003	SUNNYDALE	030165	2	0319	1501	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030166	2	0319	1503	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030167	3	0319	1505	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030168	2	0319	1507	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030169	2	0319	1509	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030170	2	0319	1511	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030171	3	0319	1513	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030172	2	0319	1515	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030173	4	0327	1519	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030174	2	0327	1521	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030175	3	0327	1523	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030176	4	0327	1525	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030177	4	0327	1527	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030178	2	0327	1529	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030179	2	0327	1531	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030180	4	0327	1533	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030181	4	0326	1535	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030182	2	0326	1537	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030183	3	0326	1539	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030184	4	0326	1541	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030185	4	0326	1543	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030186	2	0326	1545	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030187	3	0326	1547	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030188	4	0326	1549	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030189	4	0325	1551	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030190	2	0325	1553	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030191	2	0325	1555	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030192	4	0325	1557	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030193	4	0325	1559	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030194	2	0325	1561	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030195	2	0325	1563	SUNNYDALE AVE		94134	0		1	Accessible
003	SUNNYDALE	030196	4	0325	1565	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030197	2	0320	1569	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030198	2	0320	1571	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030199	3	0320	1573	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030200	2	0320	1575	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030201	2	0320	1577	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030202	2	0320	1579	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030203	3	0320	1581	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030204	2	0320	1583	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030205	2	0324	1601	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030206	2	0324	1603	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030207	3	0324	1605	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030208	2	0324	1607	SUNNYDALE AVE		94134	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count	
003	SUNNYDALE	030209	2	0324	1609	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030210	2	0324	1611	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030211	3	0324	1613	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030212	2	0324	1615	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030213	2	0323	1617	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030214	2	0323	1619	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030215	3	0323	1621	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030216	2	0323	1623	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030217	2	0323	1625	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030218	2	0323	1627	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030219	3	0323	1629	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030220	2	0323	1631	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030221	4	0322	1633	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030222	2	0322	1635	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030223	3	0322	1637	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030224	4	0322	1639	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030225	4	0322	1641	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030226	2	0322	1643	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030227	3	0322	1645	SUNNYDALE AVE		94134	8	EM	1	
003	SUNNYDALE	030228	4	0322	1647	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030229	2	0321	1651	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030230	2	0321	1653	SUNNYDALE AVE		94134	3	EO	1	Accessible
003	SUNNYDALE	030231	3	0321	1655	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030232	2	0321	1657	SUNNYDALE AVE		94134	0	M	1	
003	SUNNYDALE	030233	2	0340	1701	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030234	2	0340	1703	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030235	3	0340	1705	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030236	2	0340	1707	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030237	2	0340	1709	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030238	2	0340	1711	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030239	3	0340	1713	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030240	2	0340	1715	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030241	2	0341	1725	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030242	2	0341	1727	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030243	3	0341	1729	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030244	2	0341	1731	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030245	2	0341	1733	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030246	2	0341	1735	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030247	3	0341	1737	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030248	2	0341	1739	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030249	2	0342	1751	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030250	3	0342	1753	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030251	2	0342	1755	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030252	2	0342	1757	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030253	2	0342	1759	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030254	3	0342	1761	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030255	2	0342	1763	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030256	2	0342	1765	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030257	2	0343	1801	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030258	2	0343	1803	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030259	3	0343	1805	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030260	2	0343	1807	SUNNYDALE AVE		94134	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030261	2	0343	1809	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030262	2	0343	1811	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030263	3	0343	1813	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030264	2	0343	1815	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030265	2	0344	1825	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030266	3	0344	1827	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030267	2	0344	1829	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030268	2	0344	1831	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030269	2	0344	1833	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030270	3	0344	1835	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030271	2	0344	1837	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030272	2	0344	1839	SUNNYDALE AVE		94134	0	M	1
003	SUNNYDALE	030273	2	0345	1851	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030274	2	0345	1853	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030275	3	0345	1855	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030276	2	0345	1857	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030277	2	0345	1859	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030278	2	0345	1861	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030279	2	0345	1863	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030280	2	0345	1865	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030281	2	0345	1867	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030282	2	0345	1869	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030283	3	0345	1871	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030284	2	0345	1873	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030285	2	0346	1901	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030286	3	0346	1903	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030287	2	0346	1905	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030288	2	0346	1907	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030289	2	0346	1909	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030290	2	0346	1911	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030291	2	0346	1913	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030292	2	0346	1915	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030293	2	0346	1917	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030294	3	0346	1919	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030295	2	0346	1921	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030296	2	0346	1923	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030297	2	0347	1925	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030298	2	0347	1927	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030299	3	0347	1929	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030300	2	0347	1931	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030301	2	0347	1933	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030302	2	0347	1935	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030303	2	0347	1937	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030304	2	0347	1939	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030305	2	0347	1941	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030306	2	0347	1943	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030307	3	0347	1945	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030308	2	0347	1947	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030309	2	0348	1949	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030310	3	0348	1951	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030311	2	0348	1953	SUNNYDALE AVE		94134	0		1
003	SUNNYDALE	030312	2	0348	1955	SUNNYDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count	
003	SUNNYDALE	030313	2	0348	1957	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030314	2	0348	1959	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030315	2	0348	1961	SUNNYDALE AVE		94134	0	M	1	
003	SUNNYDALE	030316	2	0348	1963	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030317	2	0348	1965	SUNNYDALE AVE		94134	0	M	1	
003	SUNNYDALE	030318	3	0348	1967	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030319	2	0348	1969	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030320	2	0348	1971	SUNNYDALE AVE		94134	0		1	
003	SUNNYDALE	030321	2	0317	170	HAHN ST		94134	0		1	
003	SUNNYDALE	030322	3	0317	172	HAHN ST		94134	0		1	
003	SUNNYDALE	030323	2	0317	174	HAHN ST		94134	0		1	
003	SUNNYDALE	030324	2	0317	176	HAHN ST		94134	0	M	1	
003	SUNNYDALE	030325	1	0328	220	HAHN ST		94134	0		1	Accessible
003	SUNNYDALE	030326	4	0328	222	HAHN ST		94134	0		1	
003	SUNNYDALE	030327	2	0328	224	HAHN ST		94134	0		1	
003	SUNNYDALE	030328	1	0328	226	HAHN ST		94134	0		1	Accessible
003	SUNNYDALE	030329	2	0328	228	HAHN ST		94134	8	EM	1	
003	SUNNYDALE	030330	5	0328	230	HAHN ST		94134	0		1	Accessible
003	SUNNYDALE	030331	2	0328	232	HAHN ST		94134	8	EM	1	
003	SUNNYDALE	030332	5	0328	234	HAHN ST		94134	0		1	
003	SUNNYDALE	030333	1	0328	236	HAHN ST		94134	0		1	Accessible
003	SUNNYDALE	030334	4	0328	238	HAHN ST		94134	0		1	
003	SUNNYDALE	030335	2	0328	240	HAHN ST		94134	0		1	
003	SUNNYDALE	030336	1	0328	242	HAHN ST		94134	0		1	Accessible
003	SUNNYDALE	030337	2	0338	1	SANTOS ST		94134	3	S	1	
003	SUNNYDALE	030338	2	0338	3	SANTOS ST		94134	0		1	
003	SUNNYDALE	030339	3	0338	5	SANTOS ST		94134	0		1	
003	SUNNYDALE	030340	2	0338	7	SANTOS ST		94134	0		1	
003	SUNNYDALE	030341	2	0338	9	SANTOS ST		94134	0		1	
003	SUNNYDALE	030342	2	0338	11	SANTOS ST		94134	0		1	
003	SUNNYDALE	030343	3	0338	13	SANTOS ST		94134	0		1	
003	SUNNYDALE	030344	2	0338	15	SANTOS ST		94134	0		1	
003	SUNNYDALE	030345	2	0337	21	SANTOS ST		94134	0		1	
003	SUNNYDALE	030346	2	0337	23	SANTOS ST		94134	0		1	
003	SUNNYDALE	030347	3	0337	25	SANTOS ST		94134	0		1	
003	SUNNYDALE	030348	2	0337	27	SANTOS ST		94134	0		1	
003	SUNNYDALE	030349	2	0337	29	SANTOS ST		94134	0		1	
003	SUNNYDALE	030350	2	0337	31	SANTOS ST		94134	0		1	
003	SUNNYDALE	030351	2	0337	33	SANTOS ST		94134	0		1	
003	SUNNYDALE	030352	2	0337	35	SANTOS ST		94134	0		1	
003	SUNNYDALE	030353	2	0337	37	SANTOS ST		94134	0		1	
003	SUNNYDALE	030354	2	0337	39	SANTOS ST		94134	0		1	
003	SUNNYDALE	030355	3	0337	41	SANTOS ST		94134	0		1	
003	SUNNYDALE	030356	2	0337	43	SANTOS ST		94134	0		1	
003	SUNNYDALE	030357	2	0336	51	SANTOS ST		94134	0		1	
003	SUNNYDALE	030358	2	0336	53	SANTOS ST		94134	0		1	
003	SUNNYDALE	030359	3	0336	55	SANTOS ST		94134	0		1	
003	SUNNYDALE	030360	2	0336	57	SANTOS ST		94134	0		1	
003	SUNNYDALE	030361	2	0336	59	SANTOS ST		94134	0		1	
003	SUNNYDALE	030362	2	0336	61	SANTOS ST		94134	0		1	
003	SUNNYDALE	030363	3	0336	63	SANTOS ST		94134	0		1	
003	SUNNYDALE	030364	2	0336	65	SANTOS ST		94134	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030365	1	0385	101	SANTOS ST		94134	0		1
003	SUNNYDALE	030366	1	0385	103	SANTOS ST		94134	0		1
003	SUNNYDALE	030367	1	0385	105	SANTOS ST		94134	0		1
003	SUNNYDALE	030368	1	0385	107	SANTOS ST		94134	0		1
003	SUNNYDALE	030369	1	0385	109	SANTOS ST		94134	0		1
003	SUNNYDALE	030370	1	0385	111	SANTOS ST		94134	0		1
003	SUNNYDALE	030371	3	0384	115	SANTOS ST		94134	0		1
003	SUNNYDALE	030372	1	0384	117	SANTOS ST		94134	0		1
003	SUNNYDALE	030373	1	0384	119	SANTOS ST		94134	0		1
003	SUNNYDALE	030374	1	0384	121	SANTOS ST		94134	0		1
003	SUNNYDALE	030375	1	0384	123	SANTOS ST		94134	0		1
003	SUNNYDALE	030376	1	0384	125	SANTOS ST		94134	0		1
003	SUNNYDALE	030378	1	0384	129	SANTOS ST		94134	0		1
003	SUNNYDALE	030379	1	0383	112	SANTOS ST		94134	0		1
003	SUNNYDALE	030380	1	0383	110	SANTOS ST		94134	0		1
003	SUNNYDALE	030381	1	0383	100	SANTOS ST		94134	0		1
003	SUNNYDALE	030382	2	0366	64	SANTOS ST		94134	0	M	1
003	SUNNYDALE	030383	2	0366	62	SANTOS ST		94134	0		1
003	SUNNYDALE	030384	3	0366	60	SANTOS ST		94134	0		1
003	SUNNYDALE	030385	2	0366	58	SANTOS ST		94134	0		1
003	SUNNYDALE	030386	2	0366	56	SANTOS ST		94134	0		1
003	SUNNYDALE	030387	2	0366	54	SANTOS ST		94134	0		1
003	SUNNYDALE	030388	3	0366	52	SANTOS ST		94134	0		1
003	SUNNYDALE	030389	2	0366	50	SANTOS ST		94134	0		1
003	SUNNYDALE	030390	2	0365	42	SANTOS ST		94134	0		1
003	SUNNYDALE	030391	2	0365	40	SANTOS ST		94134	0		1
003	SUNNYDALE	030392	3	0365	38	SANTOS ST		94134	0		1
003	SUNNYDALE	030393	2	0365	36	SANTOS ST		94134	0		1
003	SUNNYDALE	030394	2	0365	34	SANTOS ST		94134	0		1
003	SUNNYDALE	030395	2	0365	32	SANTOS ST		94134	0		1
003	SUNNYDALE	030396	2	0365	30	SANTOS ST		94134	0		1
003	SUNNYDALE	030397	2	0365	28	SANTOS ST		94134	0		1
003	SUNNYDALE	030398	2	0365	26	SANTOS ST		94134	0		1
003	SUNNYDALE	030399	2	0365	24	SANTOS ST		94134	0		1
003	SUNNYDALE	030400	3	0365	22	SANTOS ST		94134	0		1
003	SUNNYDALE	030401	2	0365	20	SANTOS ST		94134	0		1
003	SUNNYDALE	030402	2	0339	16	SANTOS ST		94134	0		1
003	SUNNYDALE	030403	2	0339	14	SANTOS ST		94134	0		1
003	SUNNYDALE	030404	3	0339	12	SANTOS ST		94134	0		1
003	SUNNYDALE	030405	2	0339	10	SANTOS ST		94134	0		1
003	SUNNYDALE	030406	2	0339	8	SANTOS ST		94134	0		1
003	SUNNYDALE	030407	2	0339	6	SANTOS ST		94134	0		1
003	SUNNYDALE	030408	3	0339	4	SANTOS ST		94134	0		1
003	SUNNYDALE	030409	2	0339	2	SANTOS ST		94134	0		1
003	SUNNYDALE	030410	2	0349	2	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030411	3	0349	4	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030412	2	0349	6	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030413	2	0349	8	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030414	2	0349	10	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030415	3	0349	12	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030416	2	0349	14	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030417	2	0349	16	BROOKDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030418	2	0350	30	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030419	2	0350	32	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030420	3	0350	34	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030421	2	0350	36	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030422	2	0350	38	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030423	2	0350	40	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030424	3	0350	42	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030425	2	0350	44	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030426	2	0351	50	BROOKDALE AVE		94134	0	M	1
003	SUNNYDALE	030427	3	0351	52	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030428	2	0351	54	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030429	2	0351	56	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030430	2	0351	58	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030431	3	0351	60	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030432	2	0351	62	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030433	2	0351	64	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030434	2	0352	70	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030435	2	0352	72	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030436	3	0352	74	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030437	2	0352	76	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030438	2	0352	78	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030439	2	0352	80	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030440	3	0352	82	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030441	2	0352	84	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030442	1	0353	100	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030443	1	0353	102	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030444	1	0353	104	BROOKDALE AVE		94134	0	M	1
003	SUNNYDALE	030445	1	0353	106	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030446	1	0353	108	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030447	1	0353	110	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030448	1	0353	112	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030449	1	0353	114	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030451	1	0354	122	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030452	1	0354	124	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030453	3	0354	126	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030454	1	0354	128	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030455	1	0354	130	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030456	1	0354	132	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030457	1	0354	134	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030458	1	0354	136	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030459	1	0354	138	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030460	1	0354	140	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030461	1	0355	144	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030462	1	0355	146	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030463	1	0355	148	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030464	1	0355	150	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030465	1	0355	152	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030466	1	0355	154	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030467	1	0355	156	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030468	1	0355	158	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030469	4	0356	162	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030470	4	0356	164	BROOKDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
003	SUNNYDALE	030471	4	0356	166	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030472	4	0301	170	BROOKDALE AVE		94134	3	EO	1
003	SUNNYDALE	030473	4	0357	172	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030474	4	0357	174	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030475	4	0358	178	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030476	4	0358	180	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030477	4	0358	182	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030478	1	0375	175	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030479	1	0375	173	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030480	1	0375	171	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030481	1	0375	169	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030482	1	0375	167	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030483	1	0375	165	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030484	3	0374	159	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030485	1	0374	157	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030486	3	0374	155	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030488	1	0374	151	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030489	1	0374	149	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030490	1	0374	147	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030491	1	0374	145	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030492	1	0359	131	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030493	1	0359	133	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030494	1	0359	135	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030495	1	0359	137	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030496	1	0359	139	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030497	3	0359	141	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030498	1	0359	127	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030500	2	0360	101	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030501	2	0360	103	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030502	3	0360	105	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030503	2	0360	107	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030504	2	0360	109	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030505	2	0360	111	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030506	2	0360	113	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030507	2	0360	115	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030508	2	0360	117	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030509	2	0360	119	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030510	3	0360	121	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030511	2	0360	123	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030512	2	0361	73	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030513	3	0361	75	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030514	2	0361	77	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030515	2	0361	79	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030516	2	0361	81	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030517	2	0361	83	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030518	2	0361	85	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030519	2	0361	87	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030520	2	0361	89	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030521	3	0361	91	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030522	2	0361	93	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030523	2	0361	95	BROOKDALE AVE		94134	0	M	1
003	SUNNYDALE	030524	2	0362	49	BROOKDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030525	2	0362	51	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030526	3	0362	53	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030527	2	0362	55	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030528	2	0362	57	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030529	2	0362	59	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030530	2	0362	61	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030531	2	0362	63	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030532	2	0362	65	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030533	2	0362	67	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030534	3	0362	69	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030535	2	0362	71	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030536	2	0363	25	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030537	3	0363	27	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030538	2	0363	29	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030539	2	0363	31	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030540	2	0363	33	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030541	2	0363	35	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030542	2	0363	37	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030543	2	0363	39	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030544	2	0363	41	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030545	3	0363	43	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030546	2	0363	45	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030547	2	0363	47	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030548	2	0364	1	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030549	2	0364	3	BROOKDALE AVE		94134	0	M	1
003	SUNNYDALE	030550	3	0364	5	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030551	2	0364	7	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030552	2	0364	9	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030553	2	0364	11	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030554	2	0364	13	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030555	2	0364	15	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030556	2	0364	17	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030557	2	0364	19	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030558	3	0364	21	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030559	2	0364	23	BROOKDALE AVE		94134	0		1
003	SUNNYDALE	030560	2	0329	2	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030561	3	0329	4	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030562	2	0329	6	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030563	2	0329	8	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030564	2	0329	10	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030565	3	0329	12	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030566	2	0329	14	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030567	2	0329	16	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030568	2	0330	18	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030569	3	0330	20	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030570	2	0330	22	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030571	2	0330	24	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030572	2	0330	26	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030573	3	0330	28	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030574	2	0330	30	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030575	2	0330	32	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030576	2	0331	34	BLYTHDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030577	3	0331	36	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030578	2	0331	38	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030579	2	0331	40	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030580	2	0332	42	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030581	3	0332	44	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030582	2	0332	46	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030583	2	0332	48	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030584	2	0332	50	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030585	3	0332	52	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030586	2	0332	54	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030587	2	0332	56	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030588	2	0333	58	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030589	3	0333	60	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030590	2	0333	62	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030591	2	0333	64	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030592	2	0334	66	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030593	3	0334	68	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030594	2	0334	70	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030595	2	0334	72	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030596	2	0334	74	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030597	3	0334	76	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030598	2	0334	78	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030599	2	0334	80	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030600	2	0335	82	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030601	3	0335	84	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030602	2	0335	86	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030603	2	0335	88	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030604	2	0335	90	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030605	2	0335	92	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030606	2	0335	94	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030607	2	0335	94-A	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030608	2	0335	96	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030609	3	0335	96 A	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030610	2	0335	98	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030611	2	0335	98 A	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030612	2	0367	120	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030613	3	0367	122	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030614	2	0367	124	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030615	2	0367	126	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030616	2	0367	128	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030617	3	0367	130	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030618	2	0367	132	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030619	2	0367	134	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030620	2	0368	140	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030621	2	0368	142	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030622	3	0368	144	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030623	2	0368	146	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030624	2	0368	148	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030625	2	0368	150	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030626	3	0368	152	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030627	2	0368	154	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030628	2	0369	160	BLYTHDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bu	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030629	3	0369	162	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030630	2	0369	164	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030631	2	0369	166	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030632	2	0369	168	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030633	3	0369	170	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030634	2	0369	172	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030635	2	0369	174	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030636	2	0370	200	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030637	2	0370	202	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030638	3	0370	204	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030639	2	0370	206	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030640	2	0370	208	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030641	2	0370	210	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030642	3	0370	212	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030643	2	0370	214	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030644	2	0371	220	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030645	3	0371	222	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030646	2	0371	224	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030647	2	0371	226	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030648	2	0371	228	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030649	3	0371	230	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030650	2	0371	232	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030651	2	0371	234	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030652	4	0372	240	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030653	4	0372	242	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030654	4	0372	244	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030655	4	0373	250	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030656	4	0373	252	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030657	4	0373	254	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030659	1	0374	262	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030660	1	0374	264	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030661	1	0375	283	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030662	1	0375	281	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030663	2	0376	261	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030664	2	0376	263	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030665	3	0376	265	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030666	2	0376	267	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030667	2	0376	269	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030668	2	0376	271	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030669	3	0376	273	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030670	2	0376	275	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030671	2	0377	241	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030672	3	0377	243	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030673	2	0377	245	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030674	2	0377	247	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030675	2	0377	249	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030676	3	0377	251	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030677	2	0377	253	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030678	2	0377	255	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030679	2	0378	221	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030680	2	0378	223	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030681	3	0378	225	BLYTHDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030682	2	0378	227	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030683	2	0378	229	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030684	2	0378	231	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030685	3	0378	233	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030686	2	0378	235	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030687	2	0379	201	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030688	3	0379	203	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030689	2	0379	205	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030690	2	0379	207	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030691	2	0379	209	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030692	3	0379	211	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030693	2	0379	213	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030694	2	0379	215	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030695	2	0380	173	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030696	2	0380	175	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030697	3	0380	177	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030698	2	0380	179	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030699	2	0380	181	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030700	2	0380	183	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030701	3	0380	185	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030702	2	0380	187	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030703	2	0381	147	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030704	3	0381	149	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030705	2	0381	151	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030706	2	0381	153	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030707	2	0381	155	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030708	2	0381	157	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030709	2	0381	159	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030710	2	0381	161	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030711	2	0381	163	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030712	3	0381	165	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030713	2	0381	167	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030714	2	0381	169	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030715	2	0382	121	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030716	2	0382	123	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030717	3	0382	125	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030718	2	0382	127	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030719	2	0382	129	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030720	2	0382	131	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030721	2	0382	133	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030722	2	0382	135	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030723	2	0382	137	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030724	2	0382	139	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030725	3	0382	141	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030726	2	0382	143	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030727	1	0383	101	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030728	1	0383	103	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030729	1	0383	105	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030730	1	0383	107	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030731	1	0383	109	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030732	1	0383	111	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030733	1	0383	113	BLYTHDALE AVE		94134	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
003	SUNNYDALE	030734	1	0383	115	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030735	1	0385	85	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030736	1	0385	87	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030737	2	0386	65	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030738	2	0386	67	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030739	3	0386	69	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030740	2	0386	71	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030741	2	0386	73	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030742	2	0386	75	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030743	3	0386	77	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030744	2	0386	79	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030745	2	0387	45	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030746	2	0387	47	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030747	3	0387	49	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030748	2	0387	51	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030749	2	0387	53	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030750	2	0387	55	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030751	3	0387	57	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030752	2	0387	59	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030753	2	0388	33	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030754	2	0388	35	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030755	3	0388	37	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030756	2	0388	39	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030757	2	0389	17	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030758	2	0389	19	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030759	3	0389	21	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030760	2	0389	23	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030761	2	0389	25	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030762	2	0389	27	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030763	3	0389	29	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030764	2	0389	31	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030765	2	0390	1	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030766	2	0390	3	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030767	3	0390	5	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030768	2	0390	7	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030769	2	0390	9	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030770	2	0390	11	BLYTHDALE AVE		94134	0	M	1
003	SUNNYDALE	030771	3	0390	13	BLYTHDALE AVE		94134	0		1
003	SUNNYDALE	030772	2	0390	15	BLYTHDALE AVE		94134	0		1
****											
003											767
TOTAL											767

767 records listed

AMP 968

Velasco

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
048	VELASCO	480801	0	4802	602	VELASCO ST	A	94134	0		1
048	VELASCO	480802	1	4802	602	VELASCO ST	B	94134	0		1
048	VELASCO	480803	2	4802	606	VELASCO ST	A	94134	0		1
048	VELASCO	480804	1	4802	606	VELASCO ST	B	94134	0		1
048	VELASCO	480805	0	4802	612	VELASCO ST	A	94134	0		1
048	VELASCO	480806	0	4802	612	VELASCO ST	B	94134	0		1
048	VELASCO	480807	2	4802	616	VELASCO ST	A	94134	0		1
048	VELASCO	480808	2	4802	616	VELASCO ST	B	94134	0		1
048	VELASCO	480809	0	4802	622	VELASCO ST	A	94134	0		1
048	VELASCO	480810	0	4802	622	VELASCO ST	B	94134	0		1
048	VELASCO	480811	2	4802	626	VELASCO ST	A	94134	0		1
048	VELASCO	480812	2	4801	626	VELASCO ST	B	94134	0		1
048	VELASCO	480813	1	4801	632	VELASCO ST	A	94134	0		1
048	VELASCO	480814	1	4801	632	VELASCO ST	B	94134	0		1
048	VELASCO	480815	1	4801	636	VELASCO ST	A	94134	0		1
048	VELASCO	480816	1	4801	636	VELASCO ST	B	94134	0		1
048	VELASCO	480817	1	4801	642	VELASCO ST	A	94134	0		1
048	VELASCO	480818	1	4801	642	VELASCO ST	B	94134	0		1
****											
048											18
TOTAL											18

18 records listed

AMP 975

Alice Griffith

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
016	ALICE GRIFFITH	160097	4	1625	2400	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160098	2	1625	2408	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160099	2	1625	2416	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160100	2	1625	2424	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160101	2	1625	2432	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160102	2	1625	2440	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160103	2	1625	2448	GRIFFITH ST		94124	0	M	1
016	ALICE GRIFFITH	160104	4	1625	2456	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160105	4	1624	2462	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160106	2	1624	2468	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160107	2	1624	2474	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160108	2	1624	2480	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160109	5	1624	2484	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160111	2	1624	2494	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160112	4	1624	2498	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160113	1	1623	2500	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160114	1	1623	2504	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160115	2	1623	2508	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160116	2	1623	2512	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160117	2	1623	2516	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160118	2	1623	2520	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160119	2	1623	2524	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160120	2	1623	2528	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160121	2	1623	2532	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160122	2	1623	2536	GRIFFITH ST		94124	0		1
016	ALICE GRIFFITH	160123	2	1612	2	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160124	2	1612	4	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160125	4	1612	6	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160126	4	1612	8	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160127	2	1612	10	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160128	2	1612	12	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160129	4	1612	14	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160130	4	1612	16	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160131	2	1612	18	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160132	2	1612	20	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160133	2	1613	30	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160134	2	1613	32	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160135	4	1613	34	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160136	4	1613	36	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160137	2	1614	38	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160138	2	1614	40	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160139	4	1614	42	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160140	4	1614	44	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160141	2	1614	46	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160142	2	1614	48	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160143	4	1615	50	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160144	4	1615	52	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160145	5	1615	54	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160146	5	1615	56	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160147	4	1615	58	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160148	4	1615	60	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160149	4	1616	70	CAMERON WAY		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
016	ALICE GRIFFITH	160150	2	1616	72	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160151	2	1616	74	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160152	2	1616	76	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160153	2	1616	78	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160154	2	1616	80	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160155	2	1616	82	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160156	4	1616	84	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160157	2	1617	100	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160158	2	1617	102	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160159	4	1617	104	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160160	4	1617	106	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160161	2	1617	108	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160162	2	1617	110	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160163	4	1617	112	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160164	4	1617	114	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160165	2	1617	116	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160166	2	1617	118	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160167	4	1618	130	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160168	2	1618	132	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160169	2	1618	134	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160170	2	1618	136	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160171	2	1618	140	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160172	2	1618	142	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160173	2	1618	144	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160174	4	1618	146	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160175	4	1619	150	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160176	4	1619	152	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160177	5	1619	154	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160178	5	1619	156	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160179	4	1619	158	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160180	4	1619	160	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160181	3	1620	200	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160182	3	1620	202	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160183	2	1620	204	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160184	2	1620	206	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160185	3	1620	208	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160186	3	1620	210	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160187	4	1626	1	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160188	4	1626	3	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160189	5	1626	5	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160190	5	1626	7	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160191	4	1626	9	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160192	4	1635	11	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160193	2	1635	31	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160194	2	1635	33	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160195	4	1635	35	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160196	4	1635	37	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160197	2	1635	39	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160198	2	1635	41	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160199	4	1635	43	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160200	4	1635	45	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160201	2	1635	47	CAMERON WAY		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
016	ALICE GRIFFITH	160202	2	1635	49	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160203	3	1636	55	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160204	3	1636	57	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160205	2	1602	59	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160206	2	1636	61	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160207	3	1636	63	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160208	3	1636	65	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160209	3	1637	111	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160210	3	1637	115	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160211	2	1637	117	CAMERON WAY		94124	0	M	1
016	ALICE GRIFFITH	160212	2	1637	121	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160213	3	1637	123	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160214	3	1637	125	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160215	4	1642	151	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160216	4	1642	153	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160217	5	1642	155	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160218	5	1642	157	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160219	4	1642	159	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160220	4	1642	161	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160221	4	1621	201	CAMERON WAY		94124	3	S	1
016	ALICE GRIFFITH	160222	4	1621	203	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160223	5	1621	205	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160224	5	1621	207	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160225	4	1621	209	CAMERON WAY		94124	0		1
016	ALICE GRIFFITH	160226	4	1621	211	CAMERON WAY		94124	3	EO	1
016	ALICE GRIFFITH	160227	4	1627	1	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160228	2	1627	3	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160229	2	1627	5	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160230	2	1627	7	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160231	2	1627	9	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160232	2	1627	11	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160233	2	1627	15	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160234	4	1627	17	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160235	3	1628	21	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160236	3	1628	23	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160237	2	1628	25	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160238	2	1628	27	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160239	3	1628	29	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160240	3	1628	31	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160241	4	1629	41	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160243	5	1629	45	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160244	2	1629	47	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160245	2	1629	49	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160246	2	1629	51	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160247	2	1629	53	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160248	4	1629	55	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160249	3	1630	61	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160250	3	1630	63	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160251	2	1630	65	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160252	2	1630	67	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160253	3	1630	69	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160254	3	1631	71	NICHOLS WAY		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
016	ALICE GRIFFITH	160255	4	1631	73	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160256	4	1631	75	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160257	5	1631	79	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160258	5	1631	81	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160259	4	1631	83	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160260	4	1631	85	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160261	4	1634	2	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160262	2	1634	4	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160263	2	1634	6	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160264	2	1634	8	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160265	2	1634	10	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160266	2	1634	12	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160267	2	1634	14	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160268	4	1634	16	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160269	3	1633	20	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160270	3	1633	22	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160271	2	1633	24	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160272	2	1633	26	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160273	3	1633	28	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160274	3	1633	30	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160275	2	1632	60	NICHOLS WAY		94124	4	S	1
016	ALICE GRIFFITH	160276	2	1632	62	NICHOLS WAY		94124	3	S	1
016	ALICE GRIFFITH	160277	4	1632	64	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160278	4	1632	66	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160279	2	1632	68	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160280	2	1632	70	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160281	4	1632	72	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160282	4	1632	74	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160283	2	1632	76	NICHOLS WAY		94124	0		1
016	ALICE GRIFFITH	160284	2	1632	78	NICHOLS WAY		94124	0	M	1
016	ALICE GRIFFITH	160285	4	1602	1001	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160286	4	1602	1003	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160287	5	1602	1005	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160288	5	1602	1007	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160289	4	1602	1009	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160290	4	1602	1011	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160291	2	1622	1021	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160292	2	1622	1023	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160293	4	1622	1025	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160294	4	1604	1027	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160295	2	1622	1029	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160296	2	1622	1031	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160297	4	1622	1033	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160298	4	1622	1035	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160299	2	1622	1037	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160300	2	1622	1039	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160301	2	1603	1051	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160302	2	1603	1053	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160303	2	1603	1055	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160304	2	1603	1057	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160305	2	1603	1059	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160306	2	1603	1061	FITZGERALD AVE		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
016	ALICE GRIFFITH	160307	2	1603	1063	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160308	2	1603	1065	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160309	1	1603	1067	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160310	1	1603	1069	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160311	2	1605	1000	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160312	2	1605	1002	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160313	4	1605	1004	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160314	4	1605	1006	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160315	2	1605	1008	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160316	2	1605	1010	FITZGERALD AVE		94124	0	M	1
016	ALICE GRIFFITH	160317	4	1605	1012	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160318	4	1605	1014	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160319	2	1605	1016	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160320	2	1605	1018	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160321	4	1604	1020	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160322	4	1604	1022	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160323	5	1604	1024	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160324	5	1604	1026	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160325	4	1604	1028	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160326	4	1604	1030	FITZGERALD AVE		94124	0		1
016	ALICE GRIFFITH	160327	2	1638	1	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160328	2	1638	3	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160329	2	1638	5	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160330	2	1638	7	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160331	2	1638	9	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160332	2	1638	11	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160333	2	1638	15	DOUBLE ROCK ST		94124	0	M	1
016	ALICE GRIFFITH	160334	2	1638	17	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160335	1	1638	19	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160336	1	1638	21	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160337	1	1641	2	DOUBLE ROCK ST		94124	0	M	1
016	ALICE GRIFFITH	160338	1	1641	4	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160339	2	1641	6	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160340	2	1641	8	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160341	2	1641	10	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160342	2	1641	12	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160343	2	1641	14	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160344	2	1641	16	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160345	2	1641	18	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160346	2	1641	20	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160347	4	1640	100	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160348	2	1640	102	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160349	2	1639	104	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160350	2	1639	106	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160351	2	1640	108	DOUBLE ROCK ST		94124	0	M	1
016	ALICE GRIFFITH	160352	2	1640	110	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160353	2	1640	112	DOUBLE ROCK ST		94124	0		1
016	ALICE GRIFFITH	160354	4	1640	114	DOUBLE ROCK ST		94124	0		1
****											
016											256

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count

TOTAL
256 records listed 256

AMP 970

Westbrook

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
007	WESTBROOK APTS	070001	4	0712	847	INNES AVE		94124	0	M	1
007	WESTBROOK APTS	070002	3	0712	849	INNES AVE		94124	0		1
007	WESTBROOK APTS	070003	2	0712	851	INNES AVE		94124	0		1
007	WESTBROOK APTS	070004	2	0712	853	INNES AVE		94124	0		1
007	WESTBROOK APTS	070005	2	0712	855	INNES AVE		94124	0		1
007	WESTBROOK APTS	070006	3	0712	857	INNES AVE		94124	0		1
007	WESTBROOK APTS	070007	3	0712	859	INNES AVE		94124	0		1
007	WESTBROOK APTS	070008	4	0712	861	INNES AVE		94124	0		1
007	WESTBROOK APTS	070009	1	0714	1	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070010	3	0714	3	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070011	2	0714	5	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070012	2	0714	7	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070013	2	0714	9	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070014	3	0714	11	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070015	3	0714	15	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070016	1	0714	17	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070017	4	0713	2	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070018	3	0713	4	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070019	3	0713	6	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070020	2	0713	8	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070021	2	0713	10	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070022	2	0713	12	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070023	3	0713	14	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070024	4	0713	16	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070025	3	0716	19	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070026	3	0716	21	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070027	2	0716	23	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070028	2	0716	25	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070029	2	0716	27	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070030	3	0716	29	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070031	4	0711	18	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070032	3	0711	20	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070033	3	0711	22	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070034	3	0711	24	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070035	3	0711	26	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070036	4	0711	28	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070037	3	0717	31	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070038	3	0717	33	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070039	2	0717	35	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070040	2	0717	37	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070041	2	0717	39	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070042	3	0717	41	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070043	4	0710	30	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070044	3	0710	32	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070045	3	0710	34	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070046	3	0710	36	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070047	3	0710	38	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070048	4	0710	40	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070049	4	0719	43	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070050	3	0719	45	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070051	3	0719	47	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070052	3	0719	49	NORTHRIDGE RD		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
007	WESTBROOK APTS	070053	3	0719	51	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070054	4	0719	53	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070055	1	0709	42	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070056	3	0709	44	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070057	3	0709	46	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070058	2	0709	48	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070059	2	0709	50	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070060	2	0709	52	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070061	3	0709	54	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070062	1	0709	56	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070063	3	0721	55	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070064	3	0721	57	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070065	2	0721	59	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070066	2	0721	61	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070067	2	0721	63	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070068	3	0721	65	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070069	4	0708	58	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070070	3	0708	60	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070071	3	0708	62	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070072	3	0708	64	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070073	3	0708	66	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070074	4	0708	68	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070075	5	0723	67	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070076	3	0723	69	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070077	3	0723	71	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070078	5	0723	73	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070079	4	0707	70	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070080	3	0707	72	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070081	3	0707	74	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070082	3	0707	76	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070083	3	0707	78	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070084	4	0707	80	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070085	5	0725	75	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070086	3	0725	77	NORTHRIDGE RD		94124	0	V	1
007	WESTBROOK APTS	070087	3	0725	79	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070088	5	0725	81	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070089	3	0706	82	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070090	3	0706	84	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070091	2	0706	86	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070092	2	0706	88	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070093	2	0706	90	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070094	3	0706	92	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070095	3	0726	83	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070096	3	0726	85	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070097	2	0726	87	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070098	2	0726	89	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070099	2	0726	91	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070100	3	0726	93	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070101	3	0729	101	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070102	3	0729	103	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070103	2	0729	105	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070104	2	0729	107	NORTHRIDGE RD		94124	0	M	1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
007	WESTBROOK APTS	070105	2	0729	109	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070106	3	0729	111	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070107	5	0730	113	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070108	3	0730	115	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070109	3	0730	117	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070110	5	0730	119	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070111	3	0733	121	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070112	3	0733	123	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070113	2	0733	125	NORTHRIDGE RD		94124	0	M	1
007	WESTBROOK APTS	070114	2	0733	127	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070115	2	0733	129	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070116	3	0733	131	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070117	4	0735	120	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070118	3	0735	122	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070119	2	0735	124	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070120	2	0735	126	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070121	2	0735	128	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070122	3	0735	130	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070123	3	0735	132	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070124	4	0735	134	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070125	3	0734	133	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070126	3	0734	135	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070127	2	0734	137	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070128	2	0734	139	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070129	2	0734	141	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070130	3	0734	143	NORTHRIDGE RD		94124	0		1
007	WESTBROOK APTS	070131	4	0737	1	HARBOR RD		94124	3	EC	1
007	WESTBROOK APTS	070132	3	0737	3	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070133	2	0737	5	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070134	2	0737	7	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070135	2	0737	9	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070136	3	0737	11	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070137	3	0737	15	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070138	4	0737	17	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070139	4	0705	2	HARBOR RD		94124	0	V	1
007	WESTBROOK APTS	070140	3	0705	4	HARBOR RD		94124	0	V	1
007	WESTBROOK APTS	070141	3	0705	6	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070142	3	0705	8	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070143	3	0705	10	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070144	4	0705	12	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070145	4	0736	19	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070146	3	0736	21	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070147	2	0736	23	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070148	2	0736	25	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070149	2	0736	27	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070150	3	0736	29	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070151	3	0736	31	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070152	4	0736	33	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070153	4	0704	14	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070154	3	0704	16	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070155	3	0704	18	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070156	3	0704	20	HARBOR RD		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
007	WESTBROOK APTS	070157	3	0704	22	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070158	4	0704	24	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070159	4	0703	26	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070160	3	0703	28	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070161	3	0703	30	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070162	2	0703	32	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070163	2	0703	34	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070164	2	0703	36	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070165	3	0703	38	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070166	4	0703	40	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070167	4	0702	42	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070168	3	0702	44	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070169	3	0702	46	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070170	3	0702	48	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070171	3	0702	50	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070172	4	0702	52	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070173	4	0701	54	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070174	3	0701	56	HARBOR RD		94124	0	M	1
007	WESTBROOK APTS	070175	3	0701	58	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070176	3	0701	60	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070177	3	0701	62	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070178	4	0701	64	HARBOR RD		94124	0		1
007	WESTBROOK APTS	070179	3	0732	100	KISKA RD		94124	0		1
007	WESTBROOK APTS	070180	2	0732	102	KISKA RD		94124	0		1
007	WESTBROOK APTS	070181	2	0732	104	KISKA RD		94124	0		1
007	WESTBROOK APTS	070182	2	0732	106	KISKA RD		94124	0		1
007	WESTBROOK APTS	070183	3	0732	108	KISKA RD		94124	0		1
007	WESTBROOK APTS	070184	3	0732	110	KISKA RD		94124	0		1
007	WESTBROOK APTS	070185	5	0731	112	KISKA RD		94124	0		1
007	WESTBROOK APTS	070186	3	0731	114	KISKA RD		94124	0	M	1
007	WESTBROOK APTS	070187	3	0731	116	KISKA RD		94124	0		1
007	WESTBROOK APTS	070188	5	0731	118	KISKA RD		94124	0	V	1
007	WESTBROOK APTS	070189	3	0728	120	KISKA RD		94124	0		1
007	WESTBROOK APTS	070190	2	0728	122	KISKA RD		94124	0		1
007	WESTBROOK APTS	070191	2	0728	124	KISKA RD		94124	0		1
007	WESTBROOK APTS	070192	2	0728	126	KISKA RD		94124	0		1
007	WESTBROOK APTS	070193	3	0728	128	KISKA RD		94124	0		1
007	WESTBROOK APTS	070194	3	0728	130	KISKA RD		94124	0		1
007	WESTBROOK APTS	070195	5	0727	132	KISKA RD		94124	0		1
007	WESTBROOK APTS	070196	3	0727	134	KISKA RD		94124	0		1
007	WESTBROOK APTS	070197	3	0727	136	KISKA RD		94124	0		1
007	WESTBROOK APTS	070198	5	0727	138	KISKA RD		94124	0		1
007	WESTBROOK APTS	070199	3	0724	140	KISKA RD		94124	0		1
007	WESTBROOK APTS	070200	2	0724	142	KISKA RD		94124	0		1
007	WESTBROOK APTS	070201	2	0724	144	KISKA RD		94124	0		1
007	WESTBROOK APTS	070202	2	0724	146	KISKA RD		94124	0		1
007	WESTBROOK APTS	070203	3	0724	148	KISKA RD		94124	0	M	1
007	WESTBROOK APTS	070204	3	0724	150	KISKA RD		94124	0		1
007	WESTBROOK APTS	070205	5	0722	152	KISKA RD		94124	0		1
007	WESTBROOK APTS	070206	3	0722	154	KISKA RD		94124	0		1
007	WESTBROOK APTS	070207	3	0722	156	KISKA RD		94124	0		1
007	WESTBROOK APTS	070208	5	0722	158	KISKA RD		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
007	WESTBROOK APTS	070209	3	0720	160	KISKA RD		94124	0		1
007	WESTBROOK APTS	070210	2	0720	162	KISKA RD		94124	0		1
007	WESTBROOK APTS	070211	2	0720	164	KISKA RD		94124	0		1
007	WESTBROOK APTS	070212	2	0720	166	KISKA RD		94124	0		1
007	WESTBROOK APTS	070213	3	0720	168	KISKA RD		94124	0		1
007	WESTBROOK APTS	070214	3	0720	170	KISKA RD		94124	0		1
007	WESTBROOK APTS	070215	4	0718	172	KISKA RD		94124	0		1
007	WESTBROOK APTS	070216	3	0718	174	KISKA RD		94124	0		1
007	WESTBROOK APTS	070217	3	0718	176	KISKA RD		94124	0		1
007	WESTBROOK APTS	070218	3	0718	178	KISKA RD		94124	0		1
007	WESTBROOK APTS	070219	3	0718	180	KISKA RD		94124	0		1
007	WESTBROOK APTS	070220	4	0718	182	KISKA RD		94124	0		1
007	WESTBROOK APTS	070221	4	0715	184	KISKA RD		94124	0		1
007	WESTBROOK APTS	070222	3	0715	186	KISKA RD		94124	0		1
007	WESTBROOK APTS	070223	3	0715	188	KISKA RD		94124	0		1
007	WESTBROOK APTS	070224	3	0715	190	KISKA RD		94124	0		1
007	WESTBROOK APTS	070225	3	0715	192	KISKA RD		94124	0		1
007	WESTBROOK APTS	070226	4	0715	194	KISKA RD		94124	0		1
****											
007											226
TOTAL											226

226 records listed

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Hunters Point East

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
013	HUNTERS POINT A EAST	120025	4	1203	740	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120026	4	1203	744	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120027	4	1203	748	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120028	4	1203	752	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120029	4	1202	768	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120030	4	1202	772	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120034	2	1202	770	JERROLD AVE	F	94124	0		1
013	HUNTERS POINT A EAST	120035	2	1202	770	JERROLD AVE	G	94124	0		1
013	HUNTERS POINT A EAST	120036	2	1202	770	JERROLD AVE	H	94124	0		1
013	HUNTERS POINT A EAST	120037	2	1202	770	JERROLD AVE	I	94124	0		1
013	HUNTERS POINT A EAST	120038	2	1202	770	JERROLD AVE	J	94124	0		1
013	HUNTERS POINT A EAST	120039	2	1202	770	JERROLD AVE	K	94124	0		1
013	HUNTERS POINT A EAST	120040	2	1202	770	JERROLD AVE	L	94124	0		1
013	HUNTERS POINT A EAST	120041	4	1201	786	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120042	4	1201	790	JERROLD AVE		94124	0	V	1
013	HUNTERS POINT A EAST	120043	4	1201	794	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120044	4	1201	798	JERROLD AVE		94124	0	V	1
013	HUNTERS POINT A EAST	120058	3	1204	761	JERROLD AVE	58	94124	0		1
013	HUNTERS POINT A EAST	120059	3	1204	759	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120060	3	1204	755	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120061	3	1204	753	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120062	3	1204	749	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120063	4	1203	747	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120066	3	1205	737	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120067	3	1205	735	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120068	3	1205	731	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120070	3	1205	725	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120072	2	1206	721	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120073	2	1206	719	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120074	2	1206	717	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120075	2	1206	715	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120076	2	1206	711	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120077	2	1206	709	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120078	2	1206	707	JERROLD AVE		94124	0		1
013	HUNTERS POINT A EAST	120079	2	1207	716	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120080	2	1207	718	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120081	4	1207	720	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120082	4	1207	724	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120083	4	1207	726	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120084	4	1207	730	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120085	2	1208	734	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120087	4	1208	742	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120088	4	1208	752	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120091	2	1208	750	KIRKWOOD AVE	E	94124	0		1
013	HUNTERS POINT A EAST	120092	2	1208	750	KIRKWOOD AVE	F	94124	0		1
013	HUNTERS POINT A EAST	120093	2	1208	750	KIRKWOOD AVE	G	94124	0		1
013	HUNTERS POINT A EAST	120094	2	1208	750	KIRKWOOD AVE	H	94124	0		1
013	HUNTERS POINT A EAST	120095	2	1208	750	KIRKWOOD AVE	I	94124	0	M	1
013	HUNTERS POINT A EAST	120096	2	1208	750	KIRKWOOD AVE	J	94124	0		1
013	HUNTERS POINT A EAST	120097	2	1208	750	KIRKWOOD AVE	K	94124	0		1
013	HUNTERS POINT A EAST	120099	2	1209	766	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120100	2	1209	770	KIRKWOOD AVE		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
013	HUNTERS POINT A EAST	120101	4	1209	778	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120102	4	1209	782	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120105	2	1209	780	KIRKWOOD AVE	E	94124	0	M	1
013	HUNTERS POINT A EAST	120106	2	1209	780	KIRKWOOD AVE	F	94124	0		1
013	HUNTERS POINT A EAST	120107	2	1209	780	KIRKWOOD AVE	G	94124	0		1
013	HUNTERS POINT A EAST	120108	2	1209	780	KIRKWOOD AVE	H	94124	0		1
013	HUNTERS POINT A EAST	120109	2	1209	780	KIRKWOOD AVE	I	94124	0	V	1
013	HUNTERS POINT A EAST	120110	2	1209	780	KIRKWOOD AVE	J	94124	0		1
013	HUNTERS POINT A EAST	120111	2	1209	780	KIRKWOOD AVE	K	94124	0		1
013	HUNTERS POINT A EAST	120112	2	1209	780	KIRKWOOD AVE	L	94124	0		1
013	HUNTERS POINT A EAST	120113	2	1210	784	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120114	2	1210	786	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120115	3	1210	788	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120116	3	1210	792	KIRKWOOD AVE		94124	0		1
013	HUNTERS POINT A EAST	120119	2	1210	790	KIRKWOOD AVE	E	94124	0		1
013	HUNTERS POINT A EAST	120120	1	1210	790	KIRKWOOD AVE	F	94124	0		1
013	HUNTERS POINT A EAST	120121	1	1210	790	KIRKWOOD AVE	G	94124	0	M	1
013	HUNTERS POINT A EAST	120122	2	1210	790	KIRKWOOD AVE	H	94124	0		1
013	HUNTERS POINT A EAST	120123	2	1210	790	KIRKWOOD AVE	I	94124	0		1
013	HUNTERS POINT A EAST	120124	1	1210	790	KIRKWOOD AVE	J	94124	0		1
013	HUNTERS POINT A EAST	120125	1	1210	790	KIRKWOOD AVE	K	94124	0		1
013	HUNTERS POINT A EAST	120126	2	1210	790	KIRKWOOD AVE	L	94124	0		1
013	HUNTERS POINT A EAST	130065	3	1205	741	JERROLD AVE		94124	0	M	1
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013											75
											=====
TOTAL											75

75 records listed

AMP 973

Hunters Point West

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
012	HUNTERS POINT A WEST	120033	2	1202	770	JERROLD AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120069	3	1205	729	JERROLD AVE		94124	0		1
012	HUNTERS POINT A WEST	120071	2	1206	723	JERROLD AVE		94124	0		1
012	HUNTERS POINT A WEST	120086	2	1208	738	KIRKWOOD AVE		94124	4	EO	1
012	HUNTERS POINT A WEST	120098	2	1208	750	KIRKWOOD AVE	L	94124	0		1
012	HUNTERS POINT A WEST	120127	2	1211	1000	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120128	2	1211	1002	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120129	2	1211	1004	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120130	2	1211	1006	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120131	2	1211	1008	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120132	2	1211	1010	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120133	3	1212	1014	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120134	3	1212	1016	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120135	3	1212	1018	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120136	3	1212	1020	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120137	3	1212	1022	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120138	3	1212	1024	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120151	2	1213	1030	GRIFFITH ST		94124	0	V	1
012	HUNTERS POINT A WEST	120152	2	1213	1032	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120153	2	1213	1034	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120154	2	1213	1036	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120155	2	1213	1038	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120156	2	1213	1040	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120157	2	1213	1042	GRIFFITH ST		94124	0	V	1
012	HUNTERS POINT A WEST	120158	2	1213	1044	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120159	2	1214	1046	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120160	2	1214	1048	GRIFFITH ST		94124	0	M	1
012	HUNTERS POINT A WEST	120161	2	1214	1050	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120162	2	1214	1052	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120163	2	1214	1054	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120164	2	1214	1056	GRIFFITH ST		94124	0	V	1
012	HUNTERS POINT A WEST	120165	4	1214	1060	GRIFFITH ST		94124	0		1
012	HUNTERS POINT A WEST	120166	4	1214	1062	GRIFFITH ST		94124	0	M	1
012	HUNTERS POINT A WEST	120167	4	1214	1064	GRIFFITH ST		94124	0	M	1
012	HUNTERS POINT A WEST	120168	4	1214	1066	GRIFFITH ST		94124	0	M	1
012	HUNTERS POINT A WEST	120169	4	1216	1013	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120170	2	1216	1015	OAKDALE AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120171	1	1216	1015	OAKDALE AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120172	1	1216	1015	OAKDALE AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120173	2	1216	1015	OAKDALE AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120174	2	1216	1015	OAKDALE AVE	I	94124	0		1
012	HUNTERS POINT A WEST	120175	1	1216	1015	OAKDALE AVE	J	94124	0		1
012	HUNTERS POINT A WEST	120176	1	1216	1015	OAKDALE AVE	K	94124	0		1
012	HUNTERS POINT A WEST	120177	2	1216	1015	OAKDALE AVE	L	94124	0		1
012	HUNTERS POINT A WEST	120178	4	1216	1017	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120181	2	1216	1021	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120182	2	1216	1025	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120183	2	1216	1029	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120184	2	1216	1033	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120198	2	1217	1071	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120199	1	1217	1073	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120200	2	1217	1075	OAKDALE AVE	E	94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
012	HUNTERS POINT A WEST	120201	2	1217	1075	OAKDALE AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120202	2	1217	1075	OAKDALE AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120203	2	1217	1075	OAKDALE AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120204	5	1217	1077	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120211	6	1217	1087	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120213	3	1218	1089	OAKDALE AVE		94124	0	V	1
012	HUNTERS POINT A WEST	120214	3	1218	1093	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120215	3	1218	1095	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120216	3	1218	1099	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120217	3	1219	1101	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120218	3	1219	1105	OAKDALE AVE		94124	0	EO	1
012	HUNTERS POINT A WEST	120219	3	1219	1107	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120220	3	1219	1111	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120221	3	1219	1115	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120222	3	1219	1125	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120223	2	1219	1135	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120224	2	1223	1137	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120225	3	1223	1114	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120226	3	1223	1116	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120227	3	1223	1118	PALOU AVE		94124	0	M	1
012	HUNTERS POINT A WEST	120228	3	1223	1120	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120229	3	1223	1122	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120230	3	1223	1124	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120231	2	1223	1126	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120232	2	1223	1128	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120233	4	1223	1163	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120234	2	1220	1165	OAKDALE AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120235	1	1220	1165	OAKDALE AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120236	1	1220	1165	OAKDALE AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120237	2	1220	1165	OAKDALE AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120238	2	1220	1165	OAKDALE AVE	J	94124	0	M	1
012	HUNTERS POINT A WEST	120239	1	1220	1165	OAKDALE AVE	J	94124	0		1
012	HUNTERS POINT A WEST	120240	1	1220	1165	OAKDALE AVE	K	94124	0		1
012	HUNTERS POINT A WEST	120241	2	1220	1165	OAKDALE AVE	L	94124	0		1
012	HUNTERS POINT A WEST	120242	4	1220	1167	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120245	2	1220	1169	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120246	2	1220	1171	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120247	2	1221	1175	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120248	2	1221	1177	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120249	5	1221	1183	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120250	2	1221	1185	OAKDALE AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120251	2	1221	1185	OAKDALE AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120252	2	1221	1185	OAKDALE AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120253	2	1221	1185	OAKDALE AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120254	5	1221	1187	OAKDALE AVE		94124	0		1
012	HUNTERS POINT A WEST	120273	2	1221	1040	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120274	2	1227	1044	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120275	2	1227	1046	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120276	2	1227	1050	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120277	2	1227	1056	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120278	2	1227	1060	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120279	4	1226	1064	PALOU AVE		94124	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
012	HUNTERS POINT A WEST	120280	2	1206	1066	PALOU AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120281	1	1206	1066	PALOU AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120282	1	1206	1066	PALOU AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120283	2	1206	1066	PALOU AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120284	2	1206	1066	PALOU AVE	I	94124	0		1
012	HUNTERS POINT A WEST	120285	1	1206	1066	PALOU AVE	J	94124	0		1
012	HUNTERS POINT A WEST	120286	1	1206	1066	PALOU AVE	K	94124	0		1
012	HUNTERS POINT A WEST	120287	2	1206	1066	PALOU AVE	L	94124	0		1
012	HUNTERS POINT A WEST	120288	4	1206	1068	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120291	5	1205	1080	PALOU AVE		94124	0	M	1
012	HUNTERS POINT A WEST	120292	5	1205	1084	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120293	5	1205	1088	PALOU AVE		94124	0	V	1
012	HUNTERS POINT A WEST	120294	5	1205	1092	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120295	2	1225	1096	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120296	2	1204	1100	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120297	2	1222	1102	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120298	2	1204	1104	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120299	2	1204	1106	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120300	2	1204	1108	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120301	2	1204	1110	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120302	2	1204	1130	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120303	2	1222	1134	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120304	2	1222	1138	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120305	2	1222	1142	PALOU AVE		94124	0		1
012	HUNTERS POINT A WEST	120306	5	1222	1148	PALOU AVE		94124	0	M	1
012	HUNTERS POINT A WEST	120307	2	1222	1150	PALOU AVE	E	94124	0		1
012	HUNTERS POINT A WEST	120308	2	1222	1150	PALOU AVE	F	94124	0		1
012	HUNTERS POINT A WEST	120309	2	1222	1150	PALOU AVE	G	94124	0		1
012	HUNTERS POINT A WEST	120310	2	1222	1150	PALOU AVE	H	94124	0		1
012	HUNTERS POINT A WEST	120311	2	1222	1150	PALOU AVE	I	94124	0		1
012	HUNTERS POINT A WEST	120312	2	1222	1150	PALOU AVE	J	94124	0		1
012	HUNTERS POINT A WEST	120313	2	1222	1150	PALOU AVE	K	94124	0		1
012	HUNTERS POINT A WEST	120314	2	1222	1150	PALOU AVE	L	94124	0		1
012	HUNTERS POINT A WEST	120315	5	1222	1152	PALOU AVE		94124	3	EO	1
****											
012											138
											=====
TOTAL											138

138 records listed

AMP 966

Alemany

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Unit Count
011	ALEMANY	110500	3	1121	500	ALEMANY BLVD		94110	0		1
011	ALEMANY	110502	2	1121	502	ALEMANY BLVD		94110	0		1
011	ALEMANY	110504	2	1121	504	ALEMANY BLVD		94110	0		1
011	ALEMANY	110506	2	1121	506	ALEMANY BLVD		94110	0		1
011	ALEMANY	110508	2	1121	508	ALEMANY BLVD		94110	0		1
011	ALEMANY	110510	3	1121	510	ALEMANY BLVD		94110	0		1
011	ALEMANY	110512	3	1120	512	ALEMANY BLVD		94110	0		1
011	ALEMANY	110514	2	1120	514	ALEMANY BLVD		94110	0		1
011	ALEMANY	110516	2	1120	516	ALEMANY BLVD		94110	0		1
011	ALEMANY	110518	2	1120	518	ALEMANY BLVD		94110	0		1
011	ALEMANY	110520	2	1120	520	ALEMANY BLVD		94110	0		1
011	ALEMANY	110522	3	1120	522	ALEMANY BLVD		94110	0		1
011	ALEMANY	110524	3	1117	524	ALEMANY BLVD		94110	0		1
011	ALEMANY	110526	2	1117	526	ALEMANY BLVD		94110	0		1
011	ALEMANY	110528	2	1117	528	ALEMANY BLVD		94110	0		1
011	ALEMANY	110530	2	1117	530	ALEMANY BLVD		94110	0		1
011	ALEMANY	110532	2	1117	532	ALEMANY BLVD		94110	0	V	1
011	ALEMANY	110534	3	1117	534	ALEMANY BLVD		94110	0		1
011	ALEMANY	110536	3	1116	536	ALEMANY BLVD		94110	0		1
011	ALEMANY	110538	2	1116	538	ALEMANY BLVD		94110	0		1
011	ALEMANY	110540	2	1116	540	ALEMANY BLVD		94110	0		1
011	ALEMANY	110542	2	1116	542	ALEMANY BLVD		94110	0		1
011	ALEMANY	110544	2	1116	544	ALEMANY BLVD		94110	0		1
011	ALEMANY	110546	3	1116	546	ALEMANY BLVD		94110	0		1
011	ALEMANY	110548	3	1114	548	ALEMANY BLVD		94110	0		1
011	ALEMANY	110550	2	1114	550	ALEMANY BLVD		94110	0		1
011	ALEMANY	110552	2	1114	552	ALEMANY BLVD		94110	0		1
011	ALEMANY	110554	2	1114	554	ALEMANY BLVD		94110	0		1
011	ALEMANY	110556	2	1114	556	ALEMANY BLVD		94110	0		1
011	ALEMANY	110558	3	1114	558	ALEMANY BLVD		94110	0		1
011	ALEMANY	110560	3	1113	560	ALEMANY BLVD		94110	0		1
011	ALEMANY	110562	2	1113	562	ALEMANY BLVD		94110	0		1
011	ALEMANY	110564	2	1113	564	ALEMANY BLVD		94110	0		1
011	ALEMANY	110566	2	1113	566	ALEMANY BLVD		94110	0		1
011	ALEMANY	110568	2	1113	568	ALEMANY BLVD		94110	0		1
011	ALEMANY	110570	3	1113	570	ALEMANY BLVD		94110	0		1
011	ALEMANY	110600	3	1102	600	ALEMANY BLVD		94110	0		1
011	ALEMANY	110602	2	1102	602	ALEMANY BLVD		94110	0		1
011	ALEMANY	110604	2	1102	604	ALEMANY BLVD		94110	0		1
011	ALEMANY	110606	2	1102	606	ALEMANY BLVD		94110	0		1
011	ALEMANY	110608	2	1102	608	ALEMANY BLVD		94110	0		1
011	ALEMANY	110610	3	1102	610	ALEMANY BLVD		94110	0		1
011	ALEMANY	110801	1	1126	801	ELLSWORTH ST		94110	0		1
011	ALEMANY	110803	3	1126	803	ELLSWORTH ST		94110	0		1
011	ALEMANY	110805	2	1126	805	ELLSWORTH ST		94110	0		1
011	ALEMANY	110807	2	1126	807	ELLSWORTH ST		94110	0		1
011	ALEMANY	110809	2	1126	809	ELLSWORTH ST		94110	0		1
011	ALEMANY	110811	2	1126	811	ELLSWORTH ST		94110	0		1
011	ALEMANY	110813	3	1126	813	ELLSWORTH ST		94110	0		1
011	ALEMANY	110815	1	1126	815	ELLSWORTH ST		94110	0		1
011	ALEMANY	110817	1	1125	817	ELLSWORTH ST		94110	0		1
011	ALEMANY	110819	3	1125	819	ELLSWORTH ST		94110	0		1

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count	
011	ALEMANY	110821	2	1125	821	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110823	2	1125	823	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110825	2	1125	825	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110827	2	1125	827	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110829	3	1125	829	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110830	1	1124	830	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110831	1	1125	831	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110832	3	1124	832	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110834	2	1124	834	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110836	2	1124	836	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110838	2	1124	838	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110840	2	1124	840	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110842	3	1124	842	ELLSWORTH ST		94110	0	V	1	
011	ALEMANY	110844	1	1124	844	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110845	1	1123	845	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110847	3	1123	847	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110849	2	1123	849	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110851	2	1123	851	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110853	2	1123	853	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110855	2	1123	855	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110857	3	1123	857	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110859	1	1123	859	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110861	1	1122	861	ELLSWORTH ST		94110	0		1	Accessible
011	ALEMANY	110863	3	1122	863	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110865	2	1122	865	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110867	2	1122	867	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110869	2	1122	869	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110871	2	1122	871	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110873	3	1122	873	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110875	1	1122	875	ELLSWORTH ST		94110	0		1	Accessible
011	ALEMANY	110900	1	1118	900	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110901	3	1119	901	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110902	3	1118	902	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110903	2	1119	903	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110904	2	1118	904	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110905	2	1119	905	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110906	2	1118	906	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110907	2	1119	907	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110908	2	1118	908	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110909	2	1119	909	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110910	2	1118	910	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110911	3	1119	911	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110912	3	1118	912	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110914	1	1118	914	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110916	1	1108	916	ELLSWORTH ST		94110	3	EC	1	Accessible
011	ALEMANY	110918	3	1108	918	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110920	2	1108	920	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110922	2	1108	922	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110924	2	1108	924	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110925	3	1115	925	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110926	2	1108	926	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110927	2	1115	927	ELLSWORTH ST		94110	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count	
011	ALEMANY	110928	3	1108	928	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110929	2	1115	929	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110930	1	1108	930	ELLSWORTH ST		94110	0		1	Accessible
011	ALEMANY	110931	2	1115	931	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110932	3	1107	932	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110933	2	1115	933	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110934	2	1107	934	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110935	3	1115	935	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110936	2	1107	936	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110938	2	1107	938	ELLSWORTH ST		94110	3	EN	1	
011	ALEMANY	110940	2	1107	940	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110942	3	1107	942	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110944	3	1106	944	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110945	3	1112	945	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110946	2	1106	946	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110947	2	1112	947	ELLSWORTH ST		94110	3	EO	1	
011	ALEMANY	110948	2	1106	948	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110949	2	1112	949	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110950	2	1106	950	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110951	2	1112	951	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110952	2	1106	952	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110953	2	1112	953	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110954	3	1106	954	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110955	3	1112	955	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110957	3	1111	957	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110958	3	1104	958	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110959	2	1111	959	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110960	2	1104	960	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110961	2	1111	961	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110962	2	1104	962	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110963	2	1111	963	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110964	2	1104	964	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110965	2	1111	965	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110966	2	1104	966	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110967	4	1111	967	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110968	3	1104	968	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110970	3	1103	970	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110972	2	1103	972	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110974	2	1103	974	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110976	2	1103	976	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110978	2	1103	978	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110980	3	1103	980	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110982	3	1103	982	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110984	2	1103	984	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110986	2	1103	986	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110987	3	1109	987	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110988	2	1103	988	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110990	2	1109	990	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110991	2	1109	991	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110992	4	1104	992	ELLSWORTH ST		94110	4	EO	1	
011	ALEMANY	110993	2	1109	993	ELLSWORTH ST		94110	0		1	
011	ALEMANY	110995	2	1109	995	ELLSWORTH ST		94110	0		1	

Proj	PROJECT NAME	Unit	S	Bui	House Numbr	Street Name	Apt#	Zip code	Unit Type	Unit Stat	Count
011	ALEMANY	110997	2	1109	997	ELLSWORTH ST		94110	0		1
011	ALEMANY	110999	3	1109	999	ELLSWORTH ST		94110	0		1
****											-----
011											158
											=====
TOTAL											158

158 records listed

Capital Improvements

The San Francisco Housing Authority has included in this section the *Capital Fund Program Annual Statement/Performance Evaluation* and the *Capital Fund Program Five-Year Action Plan*.

The SFHA proposes to finance capital improvements by borrowing against future Capital Fund Program annual allocations.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
SAN FRANCISCO HOUSING AUTHORITY	Replacement Housing Factor Grant No: **CA39R00150109**	CFP 2009 (RHF)
		FFY of Grant Approval:

☑ Original Annual Statement: ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement/Revision Number:____

☐ Performance and Evaluation Report for Program Year Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	$ -	$ -	$ -	$ -
3	1408 Management Improvements	$ -	$ -	$ -	$ -
4	1410 Administration (may not exceed 10% of line 21)	$ 46,118	$ -	$ -	$ -
5	1411 Audit	$ -	$ -	$ -	$ -
6	1415 Liquidated Damages	$ -	$ -	$ -	$ -
7	1430 Fees and Costs	$ 21,680	$ -	$ -	$ -
8	1440 Site Acquisition	$ -	$ -	$ -	$ -
9	1450 Site Improvement	$ -	$ -	$ -	$ -
10	1460 Dwelling Structures		$ -	$ -	$ -
11	1465.1 Dwelling Equipment—Nonexpendable	$ -	$ -	$ -	$ -
12	1470 Non-dwelling Structures	$ -	$ -	$ -	$ -
13	1475 Non-dwelling Equipment	$ -	$ -	$ -	$ -
14	1485 Demolition	$ 22,903	$ -	$ -	$ -
15	1492 Moving to Work Demonstration	$ -	$ -	$ -	$ -
16	1495.1 Relocation Costs	$ -	$ -	$ -	$ -
17	1499 Development Activities[4]	$ 370,478	$ -	$ -	$ -
18a	1501 Collateralization or Debt Service paid by the PHA	$ -	$ -	$ -	$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$ -	$ -	$ -	$ -
19	1502 Contingency (may not exceed 8% of line 2(				
20	Amount of Annual Grant: (sum of lines 2 – 19	**$461,179**			
21	Amount of line 20 Related to LBP Activities		-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security – Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security – Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measur	-	-	-	-

Signature of Executive Director — Date: 7/14/09

X
Henry A. Alvarez III, Executive Director

Signature of Public Housing Director — Date

X

[1] To be completed for the Performance and Evaluation Report

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
SAN FRANCISCO HOUSING AUTHORITY	Replacement Housing Factor Grant No: **CA39R00150109**	CFP 2009 (RHF)

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[1]	Funds Obligated[2]	Funds Expended[2]	
CAL 1-18(3), Hunters View	Additional funding to build new Public Housing units.	1499	100%	$ 370,478				
	Demolition	1485	100%	$ 22,903				
	Fees & Costs	1430	100%	$ 21,680				
	Administration	1410	100%	$ 46,118				
			Total Grant:	**$ 461,179**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part III: Implementation Schedule

PHA Name: SAN FRANCISCO HOUSING AUTHORITY		**Grant Type and Number** Replacement Housing Factor No: **CA39R00150109**				**Federal FY of Grant:** 2009 CFP (RHF)
Development Number Name/PHA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
		Original	Actual	Original	Actual	
CAL 1-18(3), Hunters View	Additional funding to build new Public Housing units.	8/18/2011		8/18/2013		
	Demolition	8/18/2011		8/18/2013		
	Fees & Costs	8/18/2011		8/18/2013		
	Administration	8/18/2011		8/18/2013		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part I: Summary

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Grant Number: CA39P00150109
Replacement Housing Factor No.
Date of CFFP:

Federal FY of Grant:
2009/2010
FFY of Grant Approval:

☑ **Original Annual Statement** ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement/Revision Number:
☐ Performance and Evaluation Report for Program Year Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[1]	Obligated	Expended
1	Total non-CFP Funds	$0	$0		
2	1406 Operations (may not exceed 20% of line 21)[3]	$2,741,740	$0		
3	1408 Management Improvements	$2,341,740	$0		
4	1410 Administration (may not exceed 10% of line 21)	$1,370,870	$0		
5	1411 Audit	$0	$0		
6	1415 Liquidated Damages	$0	$0		
7	1430 Fees and Costs	$1,429,520	$0		
8	1440 Site Acquisition	$0	$0		
9	1450 Site Improvement	$520,000	$0		
10	1460 Dwelling Structures	$4,645,000	$0		
11	1465.1 Dwelling Equipment—Nonexpendable	$50,000	$0		
12	1470 Non-dwelling Structures	$0	$0		
13	1475 Non-dwelling Equipment	$509,830	$0		
14	1485 Demolition	$0	$0		
15	1492 Moving to Work Demonstration	$0	$0		
16	1495.1 Relocation Costs	$50,000	$0		
17	1499 Development Activities[4]	$50,000	$0		
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		$0		
19	1502 Contingency (may not exceed 8% of line 20)	$0	$0		
20	**Amount of Annual Grant (Sum of lines 2-19)**	**$13,708,700**	**$0**		
21	Amount of line 20 Related to LBP Activities	$525,000	$0		
22	Amount of line 20 Related to Section 504 Activities	$75,000	$0		
23	Amount of line 20 Related to Security – Soft Costs	$1,691,740	$0		
24	Amount of line 20 Related to Security – Hard Costs	$1,950,000	$0		
25	Amount of line 20 Related to Energy Conservation Measures	$2,050,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Programs Administrator	Date
X **Henry A. Alvarez III, Executive Director**	7/14/09	X	

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No 2577-0157
(exp. 11/30/2008)

Part II: Supporting Pages

PHA Name:

SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number
CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
966	CAL 1-16, Alemany	Kitchen sink and countertop replacement. (Phase 1)	1460	100%	$ 150,000				
968	CAL 1-3, Sunnydale	124 Brookdale, replace sewer lateral	1450	100%	$ 100,000				
		Replace all water mains to bldg's, and Isolation Valves to units	1450	100%	$ 150,000				
972	CAL 1-15, Ping Yuen	Roofing Replacement	1460	100%	$ 240,000				
		Rewire all of the electrical conduits in common areas.	1460	100%	$ 100,000				
972	CAL 1-36, 227 Bay Street	Replace roof fan ventilator	1460	100%	$ 180,000				
976	CAL 1-19 (1), 990 Pacific Ave.	Roofing Replacement	1460	100%	$ 250,000				
		Exterior Painting	1460	100%	$ 150,000				
977	CAL 1-23, 1880 Pine St.	Fire Alarm System Upgrade	1460	100%	$ 350,000				
		Paving improvements/site work	1450	100%	$ 20,000				
		Replace roof fan ventilator (11 fans)	1460	100%	$ 300,000				
977	CAL 1-32, 1760 Bush St.	Replace roof fan ventilator (18 fans)	1460	100%	$ 350,000				
978	CAL 1-18(5) Rosa Parks	Roofing Replacement	1460	100%	$ 200,000				
980	CAL 1-18 (13), Mission Dolores	Fire Alarm System Upgrade	1460	100%	$ 300,000				
980	CAL 1-30A, 462 Duboce St.	Exterior Painting	1460	100%	$ 150,000				
982	CAL 1-20, 3850 18th St.	Exterior Painting	1460	100%	$ 150,000				
		Elevator Upgrades	1460	100%	$ 100,000				
983	CAL 1-21, 320/330 Clementina St.	Site Improvements including breezeway	1450	100%	$ 100,000				
987	CAL 1-39A, 939 Eddy St.	Boiler Replacement	1460	100%	$ 280,000				
987	CAL 1-41, 430 Turk St.	Fire Alarm System Upgrade	1460	100%	$ 270,000				
		Subtotal Developments:			$ 3,890,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

7/14/09

Part II: Supporting Pages

PHA Name:

SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number
CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	PHA-Wide:	HA-Wide Lead Abatement	1460	As Req.	$75,000				
		HA-Wide Asbestos Abatement	1460	As Req.	$75,000				
		Mold and Mildew Remediation	1460	As Req.	$75,000				
		Blood-born pathogens decontamination	1460	As Req.	$25,000				
		HA-Wide 504/ADA reasonable accommodations (FA)	1460	As Req.	$75,000				
		HA-Wide fire unit repair	1460	As Req.	$100,000				
		HA-Wide New appliances	1465	As Req.	$50,000				
		HA-Wide Sidewalk repair/replacement and fences (FA)	1450	As Req.	$50,000				
		HA-Playground repairs/replacement	1450	As Req.	$50,000				
		Hardwire smoke detectors	1460	As Req.	$50,000				
		Elevator upgrades	1460	As Req.	$50,000				
		Surveillance cameras	1475	As Req.	$50,000				
		Relocation	1495	As Req.	$50,000				
		Landscaping and tree trimming	1450	As Req.	$50,000				
		Rooftop ventilation	1460	As Req.	$50,000				
		Electrical Improvements	1460	As Req.	$50,000				
		Plumbing Improvements	1460	As Req.	$50,000				
		HVAC Improvements	1460	As Req.	$50,000				
		Vacant Unit Rehabilitation (FA)	1460	As Req.	$300,000				
		HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	1460	As Req.	$50,000				
		Gutter/Downspout replacement	1460	As Req.	$50,000				
		Replacement Housing and Revitalization	1499	As Req.	$50,000				
		Subtotal PHA Wide:			$ 1,475,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement

[2] To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No 2577-0157
(exp. 11/30/2008)

Part II: Supporting Pages

PHA Name:

SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number
CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	NON-DWELLING EQUIPMENT	Car purchase for CFP Inspectors and PMs	1475	100%	$ 59,830				
		Computer Hardware	1475	100%	$ 400,000				
		Subtotal Non-dwelling Equipment:			$ 459,830				
	MANAGEMENT IMPROVEMENTS (@ 20% OF TOTAL GRANT)	Improve security	1408	100%	$ 1,641,740				
		Classification and compensation study	1408	100%	$ 100,000				
		Asset Management training/Software enhancement	1408	100%	$ 600,000				
		Subtotal Management Improvements:			$ 2,341,740	$ -			
	ADMINISTRATION	Administration of CFP 10% of total Grant	1410						
		Subtotal administration:			$ 1,370,870	$ -			
	FEES AND COSTS	A/E Consultants	1430	As Req.	$ 829,520				
		A&E staffing (Inspectors/Proj. Mgr)	1430	As Req.	$ 600,000				
		Subtotal Fees and Costs:			$ 1,429,520	$ -			
	OPERATING SUBSIDY (@ 20% OF TOTAL GRANT)	Operating Subsidy	1406		$ 2,741,740				
		TOTAL GRANT:			$ 13,708,700	$ -			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report.

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

Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
CAL 1-16, Alemany	Kitchen sink and countertop replacement. (Phase 1)	7/17/2011			7/12/2013			
CAL 1-3, Sunnydale	124 Brookdale, replace sewer lateral	7/17/2011			7/12/2013			
	Replace all water mains to bldg's, and Isolation Valves	7/17/2011			7/12/2013			
CAL 1-15, Ping Yuen	Roofing Replacement	7/17/2011			7/12/2013			
	Rewire all of the electrical conduits in common areas.	7/17/2011			7/12/2013			
CAL 1-36, 227 Bay Street	Replace roof fan ventilator	7/17/2011			7/12/2013			
CAL 1-19 (1), 990 Pacific Ave.	Roofing Replacement	7/17/2011			7/12/2013			
	Exterior Painting	7/17/2011			7/12/2013			
CAL 1-23, 1880 Pine St.	Fire Alarm System Upgrade	7/17/2011			7/12/2013			
	Paving improvements/site work	7/17/2011			7/12/2013			
	Replace roof fan ventilator (11 fans)	7/17/2011			7/12/2013			
CAL 1-32, 1760 Bush St.	Replace roof fan ventilator (18 fans)	7/17/2011			7/12/2013			
CAL 1-18(5) Rosa Parks	Roofing Replacement	7/17/2011			7/12/2013			
CAL 1-18 (13), Mission Dolores	Fire Alarm System Upgrade	7/17/2011			7/12/2013			
CAL 1-30A, 462 Duboce St.	Exterior Painting	7/17/2011			7/12/2013			
CAL 1-20, 3850 18th St.	Exterior Painting	7/17/2011			7/12/2013			
	Elevator Upgrades	7/17/2011			7/12/2013			
CAL 1-21, 320/330 Clementina St.	Site Improvements including breezeway	7/17/2011			7/12/2013			
CAL 1-39A, 939 Eddy St.	Boiler Replacement	7/17/2011			7/12/2013			
CAL 1-41, 430 Turk St.	Fire Alarm System Upgrade	7/17/2011			7/12/2013			

Signature of Executive Director

X
Henry A. Alvarez III, Executive Director

Date
7/14/09

Signature of Public Housing Director

X

[1] To be completed for the Performance and Evaluation Report or a revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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

Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
PHA-Wide:	HA-Wide Lead Abatement	7/17/2011			7/12/2013			
	HA-Wide Asbestos Abatement	7/17/2011			7/12/2013			
	Mold and Mildew Remediation	7/17/2011			7/12/2013			
	Blood-born pathogens decontamination	7/17/2011			7/12/2013			
	HA-Wide 504/ADA reasonable accommodations	7/17/2011			7/12/2013			
	HA-Wide fire unit repair	7/17/2011			7/12/2013			
	HA-Wide New appliances	7/17/2011			7/12/2013			
	HA-Wide Sidewalk repair/replacement and fences (FA)	7/17/2011			7/12/2013			
	HA-Playground repairs/replacement	7/17/2011			7/12/2013			
	Hardwire smoke detectors	7/17/2011			7/12/2013			
	Elevator upgrades	7/17/2011			7/12/2013			
	Surveillance cameras	7/17/2011			7/12/2013			
	Relocation	7/17/2011			7/12/2013			
	Landscaping and tree trimming	7/17/2011			7/12/2013			
	Rooftop ventilation	7/17/2011			7/12/2013			
	Electrical Improvements	7/17/2011			7/12/2013			
	Plumbing Improvements	7/17/2011			7/12/2013			
	HVAC Improvements	7/17/2011			7/12/2013			
	Vacant Unit Rehabilitation (FA)	7/17/2011			7/12/2013			
	HA Wide interior common space improvements,	7/17/2011			7/12/2013			
	Gutter/Downspout replacement	7/17/2011			7/12/2013			
	Replacement Housing and Revitalization	7/17/2011			7/12/2013			

Signature of Executive Director

X
Henry A. Alvarez III, Executive Director

Date
7/14/09

Signature of Public Housing Director

X

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

Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
NON-DWELLING EQUIPMENT								
	Car purchase for CFP Inspectors and PMs	7/17/2011			7/12/2013			
	Computer Hardware	7/17/2011			7/12/2013			
MANAGEMENT IMPROVEMENTS (@ 20% OF TOTAL GRANT)	Improve security	7/17/2011			7/12/2013			
	Asset Management training/Software enhancement	7/17/2011			7/12/2013			
ADMINISTRATION	Administration of CFP 10% of total Grant	7/17/2011			7/12/2013			
FEES AND COSTS	A/E Consultants	7/17/2011			7/12/2013			
	A&E staffing (Inspectors/Proj. Mgr)	7/17/2011			7/12/2013			
OPERATING SUBSIDY (@ 20% OF TOTAL GRANT)	Operating Subsidy	7/17/2011			7/12/2013			

Signature of Executive Director
X

Date
7/14/09

Signature of Public Housing Director
X

[1]To be completed for the Performance and Evaluation Report or a revised Annual Statement.
[2]To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part III: Implementation Schedule**				**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing			OMB Approval No. 2577-0157 (exp. 11/30/2008)
PHA Name: **SAN FRANCISCO HOUSING AUTHORITY**				Grant Type and Number Capital Fund Program No: **CA39P00150109**			**Federal FY of Grant:** **2009 CFP**
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	
Henry A. Alvarez III, Executive Director 7/14/09							

[1]To be completed for the Performance and Evaluation Report or a revised Annual Statement
[2]To be completed for the Performance and Evaluation Report.

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP) 2009 - 2013

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

OMB Approval No. 2577-0157
(exp. 11/30/2009)

HA Name:	SAN FRANCISCO HOUSING AUTHORITY	Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA	[X] Original -	[ ] Revision No.

AMPS No.	CAL # and Development Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
966	CAL 1-1, Holly Courts	See Annual Statement	$400,000	$400,000	$400,000	$400,000
968	CAL 1-3, Sunnydale		$200,000	$200,000	$200,000	$200,000
968	CAL 1-18 (7), Hayes Valley, Velasco		$0	$0	$0	$0
967	CAL 1-2 Potrero Terrace		$150,000	$150,000	$150,000	$250,000
967	CAL 1-10, Potrero Annex		$150,000	$100,000	$100,000	$100,000
970	CAL 1-9, Westbrook		$350,000	$100,000	$100,000	$100,000
966	CAL 1-16, Alemany		$250,000	$100,000	$100,000	$100,000
973	CAL 1-17A, Hunters' Point		$750,000	$100,000	$150,000	$150,000
974	CAL 1-18(3) Hunters' View		$0	$0	$0	$0
975	CAL 1-18(4) Alice Griffith		$50,000	$150,000	$150,000	$500,000
972	CAL 1-15, Ping Yuen		$240,000	$3,419,640	$0	$2,179,000
976	CAL 1-18 (6), Ping Yuen North		$200,000	$300,000	$2,000,000	$500,000
976	CAL 1-19 (1), 990 Pacific Ave.		$400,000	$200,000	$250,000	$150,000
972	CAL 1-36, 227 Bay Street		$75,000	$75,000	$0	$0
969	CAL 1-8, Westside Courts		$250,000	$150,000	$100,000	$100,000
984	CAL 1-18(1), JFK Towers		$300,000	$120,000	$0	$0
977	CAL 1-32, 1760 Bush St.		$250,000	$400,000	$400,000	$100,000
977	CAL 1-23, 1880 Pine St.		$150,000	$130,000	$0	$0
984	CAL 1-35, 2698 California Street		$400,000	$0	$170,000	$0
986	CAL 1-29, 345 Arguello St.		$100,000	$0	$60,000	$0
978	CAL 1-18(5) Rosa Parks		$550,000	$250,000	$250,000	$0
982	CAL 1-30C, 101-03 Lundys Lane		$0	$0	$0	$0
985	CAL 1-34, 200 Randolph Street		$100,000	$0	$0	$0
986	CAL 1-31, 25 Sanchez St.		$190,000	$0	$250,000	$0
987	CAL 1-39A, 939 Eddy St.		$50,000	$150,000	$320,000	$0
987	CAL 1-39B, 951 Eddy St.		$0	$0	$240,000	$0
978	CAL 1-42, San Jule Apts.		$0	$0	$0	$0
988	CAL 1-43, Robert B. Pitts		$0	$0	$0	$0

Signature of Executive Director
Henry A. Alvarez III, Executive Directo
X

Date:
7/14/09

Signature of Public Housing Director
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP) 2009 - 2013

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

OMB Approval No. 2577-0157
(exp. 11/30/2009)

HA Name:	SAN FRANCISCO HOUSING AUTHORITY	Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA	[X] Original -	[ ] Revision No.

AMPS No.	CAL # and Development Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
980	CAL 1-18 (13), Mission Dolores	See Annual Statement	$0	$250,000	$0	$0
979	CAL 1-18 (10), Woodside Gardens		$130,000	$130,000	$0	$0
982	CAL 1-20, 3850 18th St.		$130,000	$150,000	$130,000	$60,000
986	CAL 1-30A, 462 Duboce St.		$150,000	$130,000	$130,000	$500,000
985	CAL 1-34, 4101 Noriega Street		$150,000	$0	$140,000	$0
980	CAL 1-34, 363 Noe St.		$170,000	$130,000	$130,000	$10,000
985	CAL 1-34, Great Highway		$0	$75,000	$0	$0
986	CAL 1-37, 491 31st Ave.		$250,000	$150,000	$220,000	$0
985	CAL 1-19 (2), 1750 McAllister St.		$320,000	$0	$0	$200,000
981	CAL 1-27, 350 Ellis St		$130,000	$130,000	$250,000	$75,000
983	CAL 1-21, 320/330 Clementina St.		$0	$0	$250,000	$400,000
981	CAL 1-28, 666 Ellis St		$130,000	$0	$250,000	$0
987	CAL 1-41, 430 Turk St.		$270,000	$0	$250,000	$350,000
N/A	PHA Wide		$1,175,000	$1,125,000	$1,175,000	$1,125,000
A.	Physical Improvements Subtotal		$8,562,010	$8,766,651	$8,317,012	$7,551,013
B.	Management Improvement		$2,510,000	$2,510,000	$2,510,000	$2,510,000
C.	HA-Wide Nondwelling Structures and Equipment		$150,000	$0	$150,000	$150,000
D.	Administration		$1,400,000	$1,400,000	$1,800,000	$1,800,000
E.	Other		$0	$0	$0	$0
F.	Operations		$2,600,000	$2,600,000	$2,600,000	$2,600,000
G.	Fees and Costs		$1,800,000	$1,800,000	$1,800,000	$1,800,000
H.	Demolition		$0	$0	$0	$0
I.	Replacement Reserve		$0	$0	$0	$0
J.	Pre-Development -MOD used for Development		$50,000	$50,000	$50,000	$50,000
K.	Total CGP Funds		$17,072,010	$17,126,651	$17,227,012	$16,461,013
L.	Total Non-CGP Funds		$0	$0	$0	$0
M.	Grand Total		$17,072,010	$17,126,651	$17,227,012	$16,461,013

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
9/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan / 2009-2013
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 966			AMP 966		
	CAL 1-1, Holly Courts			CAL 1-1, Holly Courts		
	Interior Unit Rehabilitation (Phase I)	As Req.	$400,000	Interior Unit Rehabilitation (Phase II)	As Req.	$400,000
	AMP 968			AMP 968		
	CAL 1-3, Sunnydale			CAL 1-3, Sunnydale		
	Plumbing improvements (Phase 1)	As Req.	$100,000	Plumbing improvements (Phase 2)	As Req.	$100,000
	Electrical improvements (Phase 1)	100%	$100,000	Electrical improvements (Phase 2)	As Req.	$100,000
	AMP 968			AMP 968		
	CAL 1-18 (7), Hayes Valley, Velasco			CAL 1-18 (7), Hayes Valley, Velasco		
	AMP 967			AMP 967		
	CAL 1-2 Potrero Terrace			CAL 1-2 Potrero Terrace		
	Site Electrical Improvements (Phase I)	As Req.	$100,000	Plumbing improvements (Phase 1)	As Req.	$150,000
	Concrete work t/o-walkways/sidewalks	As Req.	$50,000			
	AMP 971			AMP 971		
	CAL 1-10, Potrero Annex			CAL 1-10, Potrero Annex		
	Plumbing improvements (Phase 1)	As Req.	$75,000	Plumbing improvements (Phase 2)	As Req.	$50,000
	Electrical improvements (Phase 1)	As Req.	$75,000	Electrical improvements (Phase 2)	As Req.	$50,000
	AMP 970			AMP 970		
	CAL 1-9, Westbrook			CAL 1-9, Westbrook		
	Bathrooms repairs/improvements(Phase I)	As Req.	$250,000	Plumbing improvements (Phase 1)	As Req.	$50,000
	Laundry facilities	As Req.	$50,000	Electrical improvements (Phase 1)	As Req.	$50,000
	New mailboxes	100%	$50,000			
	AMP 966			AMP 966		
	CAL 1-16, Alemany			CAL 1-16, Alemany		
	Kitchen sink and countertop replacement (Phase 2)	As Req.	$250,000	Plumbing improvements (Phase 1)	As Req.	$50,000
				Electrical improvements (Phase 1)	As Req.	$50,000
	AMP 973			AMP 973		
	CAL 1-17A, Hunters' Point			CAL 1-17A, Hunters' Point		
	Underground Stream Repairs	100%	$250,000	Perimeter Chainlink fencing	100%	$75,000
	Exterior Paint Stabilization	100%	$500,000	New mailboxes at highrise	100%	$25,000
	AMP 974			AMP 974		
	CAL 1-18(3) Hunters' View			CAL 1-18(3) Hunters' View		
	AMP 975			AMP 975		
	CAL 1-18(4) Alice Griffith			CAL 1-18(4) Alice Griffith		
	Concrete Repairs/Sidewalk-walkways	100%	$50,000	Electrical improvements (Phase 1)	As Req.	$75,000
				Plumbing improvements (Phase 1)	As Req.	$75,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date: 7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
x

Date:

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 972 CAL 1-15, Ping Yuen Roofing repairs	100%	$240,000	AMP 972 CAL 1-15, Ping Yuen Plumbing improvements	100%	$1,240,000
				Window Replacement	100%	$2,179,640
	AMP 976 CAL 1-18 (6), Ping Yuen North Replace chain link fence with matching red iron-rod fence	100%	$200,000	AMP 976 CAL 1-18 (6), Ping Yuen North Boiler Replacement	100%	$300,000
	AMP 976 CAL 1-19 (1), 990 Pacific Ave. Exterior Painting	100%	$150,000	AMP 976 CAL 1-19 (1), 990 Pacific Ave. Exhaust Fan Replacement	100%	$100,000
	Roofing replacement	100%	$250,000	Rehabilitate Garbage Room	100%	$100,000
	AMP 972 CAL 1-36, 227 Bay Street Replace Main Entry	100%	$75,000	AMP 972 CAL 1-36, 227 Bay Street Relocate Side Gate	100%	$75,000
	AMP 969 CAL 1-8, Westside Courts Water main and sewer improvements (Phase II)	As Req.	$250,000	AMP 969 CAL 1-8, Westside Courts Water main and sewer improvements (Phase III)	As Req.	$150,000
	AMP 984 CAL 1-18(1), JFK Towers Window replacement/Waterproof rear exterior walls	100%	$300,000	AMP 984 CAL 1-18(1), JFK Towers Exhaust Fan Replacement	100%	$120,000
	AMP 977 CAL 1-32, 1760 Bush St. Replace Garage Door			AMP 977 CAL 1-32, 1760 Bush St. Elevator Rehabilitation	100%	$400,000
	Plumbing Improvements	100%	$100,000			
		As Req.	$150,000			
	AMP 977 CAL 1-23, 1880 Pine St. Fire Alarm System			AMP 977 CAL 1-23, 1880 Pine St. Ventilation system	100%	$130,000
	Paving improvements/site work	100%	$130,000			
		As Req.	$20,000			
	AMP 984 CAL 1-35, 2698 California Street Ventilation System	100%	$400,000	AMP 984 CAL 1-35, 2698 California Street		
	AMP 986 CAL 1-29, 345 Arguello St. Heat exchange tank installation	100%	$100,000	AMP 986 CAL 1-29, 345 Arguello St.		

Signature of Executive Director
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Henry A. Alvarez III, Executive Director

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7/14/09

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Part II: Supporting Pages
Physical Needs Work Statement(s)
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and Urban Development
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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP978			AMP978		
	CAL 1-18(5) Rosa Parks			CAL 1-18(5) Rosa Parks		
	Elevators rehabilitation	100%	$300,000	Ventilation System	100%	$250,000
	Roofing	100%	$250,000			
	AMP 982					
	CAL 1-30C, 101-03 Lundys Lane			AMP 982		
	AMP 985			CAL 1-30C, 101-03 Lundys Lane		
	CAL 1-34, 200 Randolph Street			AMP 985		
	Exterior painting	100%	$100,000	CAL 1-34, 200 Randolph Street		
	AMP 986					
	CAL 1-31, 25 Sanchez St.			AMP 986		
	Elevators rehabilitation	100%	$190,000	CAL 1-31, 25 Sanchez St.		
	AMP 987					
	CAL 1-39A, 939 Eddy St.			AMP 987		
	Upgrade Trash Disposal	100%	$50,000	CAL 1-39A, 939 Eddy St.		
	AMP 987			Upgrade Heating System	100%	$150,000
	CAL 1-39B, 951 Eddy St.			AMP 987		
	AMP 978			CAL 1-39B, 951 Eddy St.		
	CAL 1-42, San Jule Apts.			AMP 978		
	AMP 988			CAL 1-42, San Jule Apts.		
	CAL 1-43, Robert B. Pitts			AMP 988		
	AMP 980			CAL 1-43, Robert B. Pitts		
	CAL 1-18 (13), Mission Dolores			AMP 980		
				CAL 1-18 (13), Mission Dolores		
	AMP 979			Ventilation System	100%	$250,000
	CAL 1-18 (10), Woodside Gardens			AMP 979		
	Fire alarm system	100%	$130,000	CAL 1-18 (10), Woodside Gardens		
	AMP 982			Ventilation System	100%	$130,000
	CAL 1-20, 3850 18th St.			AMP 982		
	Ventilation System	100%	$130,000	CAL 1-20, 3850 18th St.		
				Exterior painting	100%	$150,000

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Part II: Supporting Pages
Physical Needs Work Statement(s)
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Office of Public and Indian Housing

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 980 CAL 1-30A, 462 Duboce St. Exterior painting	100%	$150,000	AMP 980 CAL 1-30A, 462 Duboce St. Fire alarm system	100%	$130,000
	AMP 985 CAL 1-34, 4101 Noriega Street Exterior painting	100%	$150,000	AMP 985 CAL 1-34, 4101 Noriega Street		
	AMP 980 CAL 1-34, 363 Noe St. Waterproofing Hydronic radiation rehabilitation	100% 100%	$70,000 $100,000	AMP 980 CAL 1-34, 363 Noe St. Window improvements	100%	$130,000
	AMP 985 CAL 1-34, Great Highway			AMP 985 CAL 1-34, Great Highway Replace 16 Patio doors and frames	100%	$75,000
	AMP 986 CAL 1-37, 491 31st Ave. Boiler Replacement	100%	$250,000	AMP 986 CAL 1-37, 491 31st Ave. Stove and hood rehabilitation	100%	$150,000
	AMP 985 CAL 1-19 (2), 1750 McAllister St. Elevators rehabilitation	100%	$320,000	AMP 985 CAL 1-19 (2), 1750 McAllister St.		
	AMP 981 CAL 1-27, 350 Ellis St Elevators rehabilitation	100%	$130,000	AMP 981 CAL 1-27, 350 Ellis St Fire alarm system	100%	$130,000
	AMP 983 CAL 1-21, 320/330 Clementina St.			AMP 983 CAL 1-21, 320/330 Clementina St.		
	AMP 981 CAL 1-28, 666 Ellis St Fire alarm system	100%	$130,000	AMP 981 CAL 1-28, 666 Ellis St		
	AMP 987 CAL 1-41, 430 Turk St. Fire alarm system	100%	$270,000	AMP 987 CAL 1-41, 430 Turk St.		

Signature of Executive Director

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Henry A. Alvarez III, Executive Director

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Part II: Supporting Pages
Physical Needs Work Statement(s)
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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	PHA-Wide			PHA-Wide		
	HA-Wide Lead Abatement	As Req.	$75,000	HA-Wide Lead Abatement	As Req.	$75,000
	HA-Wide Asbestos Abatement	As Req.	$75,000	HA-Wide Asbestos Abatement	As Req.	$75,000
	Mold and Mildew Remediation	As Req.	$75,000	Mold and Mildew Remediation	As Req.	$75,000
	Blood-born pathogens decontamination	As Req.	$25,000	Blood-born pathogens decontamination	As Req.	$25,000
	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000
	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000
	HA-Wide New appliances	As Req.	$50,000	HA-Wide New appliances	As Req.	$50,000
	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000
	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000
	Hardwire smoke detectors	As Req.	$50,000	Hardwire smoke detectors	As Req.	$50,000
	Elevator upgrades	As Req.	$50,000	Elevator upgrades	As Req.	$50,000
	Surveillance cameras	As Req.	$50,000	Surveillance cameras	As Req.	$50,000
	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000
	Landscaping	As Req.	$50,000	Landscaping	As Req.	$50,000
	Rooftop ventilation and heat pump improvements	As Req.	$50,000	Rooftop ventilation and heat pump improvements	As Req.	$50,000
	Electrical Improvements	As Req.	$50,000	Electrical Improvements	As Req.	$50,000
	Plumbing Improvements	As Req.	$50,000	Plumbing Improvements	As Req.	$50,000
	HVAC Improvements	As Req.	$50,000	HVAC Improvements	As Req.	$50,000
	HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	As Req.	$100,000	HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	As Req.	$50,000
	Gutter/Downspout replacement	As Req.	$50,000	Gutter/Downspout replacement	As Req.	$50,000
	Replacement Housing and Revitalization	As Req.	$50,000	Replacement Housing and Revitalization	As Req.	$50,000
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Administration of CGP (10%)	100%	$1,400,000	Administration of CGP (10%)	100%	$1,400,000
	Fees and Costs	100%	$1,800,000	Fees and Costs	100%	$1,800,000
	Operaing Subsidy	100%	$2,600,000	Operaing Subsidy	100%	$2,600,000
	Subtotal of Estimated Cost:		$14,360,000	Subtotal of Estimated Cost:		$14,564,640

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Henry A. Alvarez III, Executive Director

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Part II: Supporting Pages
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Work Statement for Year 4 2012 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 966		
CAL 1-1, Holly Courts		
Interior Unit Rehabilitation (Phase III)	As Req.	$400,000
AMP 968		
CAL 1-3, Sunnydale		
Plumbing improvements (Phase 3)	As Req.	$100,000
Electrical improvements (Phase 3)	As Req.	$100,000
AMP 968		
CAL 1-18 (7), Hayes Valley, Velasco		
AMP 967		
CAL 1-2 Potrero Terrace		
Plumbing improvements (Phase 2)	As Req.	$150,000
AMP 971		
CAL 1-10, Potrero Annex		
Plumbing improvements (Phase 3)	As Req.	$50,000
Electrical improvements (Phase 3)	As Req.	$50,000
AMP 970		
CAL 1-9, Westbrook		
Plumbing improvements (Phase 2)	As Req.	$50,000
Electrical improvements (Phase 2)	As Req.	$50,000
AMP 966		
CAL 1-16, Alemany		
Plumbing improvements (Phase 2)	As Req.	$50,000
Electrical improvements (Phase 2)	As Req.	$50,000
AMP 973		
CAL 1-17A, Hunters' Point		
Plumbing improvements (Phase 1)	As Req.	$75,000
Electrical improvements (Phase 1)	As Req.	$75,000
AMP 974		
CAL 1-18(3) Hunters' View		
AMP 975		
CAL 1-18(4) Alice Griffith		
Plumbing improvements (Phase 2)	As Req.	$75,000
Electrical improvements (Phase 2)	As Req.	$75,000

Work Statement for Year 5 2013 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 966		
CAL 1-1, Holly Courts		
Interior Unit Rehabilitation (Phase IV)	As Req.	$400,000
AMP 968		
CAL 1-3, Sunnydale		
Plumbing improvements (Phase 4)	As Req.	$100,000
Electrical improvements (Phase 4)	As Req.	$100,000
AMP 968		
CAL 1-18 (7), Hayes Valley, Velasco		
AMP 967		
CAL 1-2 Potrero Terrace		
Erosion Stabilization	As Req.	$250,000
AMP 971		
CAL 1-10, Potrero Annex		
Plumbing improvements (Phase 4)	As Req.	$50,000
Electrical improvements (Phase 4)	As Req.	$50,000
AMP 970		
CAL 1-9, Westbrook		
Plumbing improvements (Phase 3)	As Req.	$50,000
Electrical improvements (Phase 3)	As Req.	$50,000
AMP 966		
CAL 1-16, Alemany		
Plumbing improvements (Phase 3)	As Req.	$50,000
Electrical improvements (Phase 3)	As Req.	$50,000
AMP 973		
CAL 1-17A, Hunters' Point		
Plumbing improvements (Phase 2)	As Req.	$75,000
Electrical improvements (Phase 2)	As Req.	$75,000
AMP 974		
CAL 1-18(3) Hunters' View		
AMP 975		
CAL 1-18(4) Alice Griffith		
Heating/hot water systems upgrade	100%	$500,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

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7/14/09

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X

Date

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 972		
CAL 1-15, Ping Yuen		
AMP 976		
CAL 1-18 (6), Ping Yuen North		
Windows rehabilitation	100%	$2,000,000
AMP 976		
CAL 1-19 (1), 990 Pacific Ave.		
Boiler Replacement	100%	$250,000
AMP 972		
CAL 1-36, 227 Bay Street		
AMP 969		
CAL 1-8, Westside Courts		
Plumbing improvements (Phase 1)	As Req.	$50,000
Electrical improvements (Phase 1)	As Req.	$50,000
AMP 984		
CAL 1-18(1), JFK Towers		
AMP 977		
CAL 1-32, 1760 Bush St.		
Elevators rehabilitation	100%	$400,000
AMP 977		
CAL 1-23, 1880 Pine St.		
AMP 984		
CAL 1-35, 2698 California Street		
Plumbing improvements	100%	$170,000
AMP 986		
CAL 1-29, 345 Arguello St.		
Carpeting	100%	$60,000
AMP 978		
CAL 1-18(5) Rosa Parks		
Roofing	100%	$250,000

Work Statement for Year 5 2013 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 972		
CAL 1-15, Ping Yuen		
Door replacement at stairwells	100%	$2,179,000
AMP 976		
CAL 1-18 (6), Ping Yuen North		
Elevator Upgrade	100%	$500,000
AMP 976		
CAL 1-19 (1), 990 Pacific Ave.		
Range and Cabinet Replacement	100%	$150,000
AMP 972		
CAL 1-36, 227 Bay Street		
AMP 969		
CAL 1-8, Westside Courts		
Plumbing improvements (Phase 2)	As Req.	$50,000
Electrical improvements (Phase 2)	As Req.	$50,000
AMP 984		
CAL 1-18(1), JFK Towers		
AMP 977		
CAL 1-32, 1760 Bush St.		
Plumbing improvements	100%	$100,000
AMP 977		
CAL 1-23, 1880 Pine St.		
AMP 984		
CAL 1-35, 2698 California Street		
AMP 986		
CAL 1-29, 345 Arguello St.		
AMP 978		
CAL 1-18(5) Rosa Parks		

Signature of Executive Director
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Henry A. Alvarez III, Executive Director

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 982		
CAL 1-30C, 101-03 Lundys Lane		
AMP 985		
CAL 1-34, 200 Randolph Street		
AMP 986		
CAL 1-31, 25 Sanchez St.		
Boilers replacement	100%	$250,000
AMP 987		
CAL 1-39A, 939 Eddy St.		
Boilers replacement	100%	$280,000
Carpet replacement in common areas	100%	$40,000
AMP 987		
CAL 1-39B, 951 Eddy St.		
Ventilation System	100%	$120,000
Carpet replacement in common areas	100%	$120,000
AMP 978		
CAL 1-42, San Jule Apts.		
AMP 988		
CAL 1-43, Robert B. Pitts		
AMP 980		
CAL 1-18 (13), Mission Dolores		
AMP 979		
CAL 1-18 (10), Woodside Gardens		
AMP 982		
CAL 1-20, 3850 18th St.		
Fire alarm system	100%	$130,000
AMP 986		
CAL 1-30A, 462 Duboce St.		
Ventilation system	100%	$130,000
AMP 985		
CAL 1-34, 4101 Noriega Street		
Electrical upgrades	As Req.	$80,000
Plumbing upgrades	As Req.	$60,000

Work Statement for Year 5 2013 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 982		
CAL 1-30C, 101-03 Lundys Lane		
AMP 985		
CAL 1-34, 200 Randolph Street		
AMP 986		
CAL 1-31, 25 Sanchez St.		
AMP 987		
CAL 1-39A, 939 Eddy St.		
AMP 987		
CAL 1-39B, 951 Eddy St.		
AMP 978		
CAL 1-42, San Jule Apts.		
AMP 988		
CAL 1-43, Robert B. Pitts		
AMP 980		
CAL 1-18 (13), Mission Dolores		
AMP 979		
CAL 1-18 (10), Woodside Gardens		
AMP 982		
CAL 1-20, 3850 18th St.		
Mailbox replacement	100%	$60,000
AMP 986		
CAL 1-30A, 462 Duboce St.		
Boilers replacement	100%	$250,000
Heating system upgrades	100%	$250,000
AMP 985		
CAL 1-34, 4101 Noriega Street		

Signature of Executive Director
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Henry A. Alvarez III, Executive Director

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Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 980			AMP 980		
CAL 1-34, 363 Noe St.			CAL 1-34, 363 Noe St.		
Ventilation system	100%	$130,000	Plumbing upgrades	As Req.	$10,000
AMP 985			AMP 985		
CAL 1-34, Great Highway			CAL 1-34, Great Highway		
AMP 986			AMP 986		
CAL 1-37, 491 31st Ave.			CAL 1-37, 491 31st Ave.		
Carpet replacement in common areas	100%	$70,000			
Ventilation system	100%	$150,000			
AMP 985			AMP 985		
CAL 1-19 (2), 1750 McAllister St.			CAL 1-19 (2), 1750 McAllister St.		
			Plumbing/heating improvements	100%	$200,000
AMP 981			AMP 981		
CAL 1-27, 350 Ellis St			CAL 1-27, 350 Ellis St		
Boilers replacement	100%	$250,000	Garbage Chute Modification	100%	$75,000
AMP 983			AMP 983		
CAL 1-21, 320/330 Clementina St.			CAL 1-21, 320/330 Clementina St.		
Ventilation system	100%	$250,000	Elevator Repairs	100%	$400,000
AMP 981			AMP 981		
CAL 1-28, 666 Ellis St			CAL 1-28, 666 Ellis St		
Boilers replacement	100%	$250,000			
AMP 987			AMP 987		
CAL 1-41, 430 Turk St.			CAL 1-41, 430 Turk St.		
Boilers replacement	100%	$250,000	Elevator Repairs	100%	$350,000

Signature of Executive Director
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Henry A. Alvarez III, Executive Director

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Part II: Supporting Pages
Physical Needs Work Statement(s)
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Office of Public and Indian Housing

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
PHA-Wide			PHA-Wide		
HA-Wide Lead Abatement	As Req.	$75,000	HA-Wide Lead Abatement	As Req.	$75,000
HA-Wide Asbestos Abatement	As Req.	$75,000	HA-Wide Asbestos Abatement	As Req.	$75,000
Mold and Mildew Remediation	As Req.	$75,000	Mold and Mildew Remediation	As Req.	$75,000
Blood-born pathogens decontamination	As Req.	$25,000	Blood-born pathogens decontamination	As Req.	$25,000
HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000
HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000
HA-Wide New appliances	As Req.	$50,000	HA-Wide New appliances	As Req.	$50,000
HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000
HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000
Hardwire smoke detectors	As Req.	$50,000	Hardwire smoke detectors	As Req.	$50,000
Elevator upgrades	As Req.	$50,000	Elevator upgrades	As Req.	$50,000
Surveillance cameras	As Req.	$50,000	Surveillance cameras	As Req.	$50,000
Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000
Landscaping	As Req.	$50,000	Landscaping	As Req.	$50,000
Rooftop ventilation and heat pump improvements	As Req.	$50,000	Rooftop ventilation and heat pump improvements	As Req.	$50,000
Electrical Improvements	As Req.	$50,000	Electrical Improvements	As Req.	$50,000
Plumbing Improvements	As Req.	$50,000	Plumbing Improvements	As Req.	$50,000
HVAC Improvements	As Req.	$50,000	HVAC Improvements	As Req.	$50,000
HA Wide interior common space improvements, including furnishings, fixtures	As Req.	$100,000	HA Wide interior common space improvements, including furnishings, fixtures and e	As Req.	$50,000
Gutter/Downspout replacement	As Req.	$50,000	Gutter/Downspout replacement	As Req	$50,000
Replacement Housing and Revitalization	As Req.	$50,000	Replacement Housing and Revitalization	As Req.	$50,000
Non-Dwelling Equipment			Non-Dwelling Equipment		
Administration of CGP (10%)	100%	$1,400,000	Administration of CGP (10%)	100%	$1,400,000
Fees and Costs	100%	$1,800,000	Fees and Costs	100%	$1,800,000
Operaing Subsidy	100%	$2,600,000	Operaing Subsidy	100%	$2,600,000
Subtotal of Estimated Cost:		$14,115,000	Subtotal of Estimated Cost:		$13,349,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date: 7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

Five-Year Action Plan / 2009-2013
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010	Activities		Work Statement for Year 3 2011	Activities	
	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	Community Supportive Services Improve security	100% 100%	$710,000 $1,800,000	Community Supportive Services Improve security	100% 100%	$710,000 $1,800,000
	Subtotal of Estimated Cost:		$2,510,000	Subtotal of Estimated Cost:		$2,510,000

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan / 2009-2013
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement	Work Statement for Year 4 2012	Activities		Work Statement for Year 5 2013	Activities	
for Year 1 FFY 2009	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	Community Supportive Services	100%	$710,000	Community Supportive Services	100%	$710,000
	Improve security	100%	$1,800,000	Improve security	100%	$1,800,000
	Subtotal of Estimated Cost: $2,510,000			Subtotal of Estimated Cost: $2,510,000		

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Required Submission for HUD Field Office Review

The San Francisco Housing Authority has included in this section signed copies of all required certifications, Resident Advisory Board comments and signed copies of Capital Fund Program documents.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the_X 5-Year and/or_X__ Annual PHA Plan for the PHA fiscal year beginning **10-2009**, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

San Francisco Housing Authority
PHA Name

CA001
PHA Number/HA Code

__X__ 5-Year PHA Plan for Fiscal Years 2010 - 2014

__X__ Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
The Rev. Amos C. Brown	President, San Francisco Housing Authority Commission
Signature: Amos C. Brown	Date: July 9, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

SAN FRANCISCO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

2009 CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

LIST OF SITES ATTACHED

Check here [ ] if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
HENRY A. ALVAREZ, III	EXECUTIVE DIRECTOR
Signature	**Date**
X	07/13/2009

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET
SAN FRANCISCO, CA 94102

2009 CAPITAL FUND PROGRAM
SITES FOR WORK PERFORMANCE
HUD-50070-CONTINUATION

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State and zip code. Identify each sheet with the HA name and address and the program/activity receiving grant funding.)

1. **CAL 1-1, HOLLY COURTS**
   100 Appleton Street
   San Francisco, CA 94110

2. **CAL 1-2, POTRERO TERRACE**
   1095 Connecticut Street
   San Francisco, CA 94107

3. **CAL 1-3, SUNNYDALE**
   1654 Sunnydale Avenue
   San Francisco, CA 94134

4. **CAL 1-8, WESTSIDE COURTS**
   2501 Sutter Street
   San Francisco, CA 94115

5. **CAL 1-9, WESTBROOK**
   90 Kiska Road
   San Francisco, CA 94124

6. **CAL 1-10, POTRERO ANNEX**
   1095 Connecticut Street
   San Francisco, CA 94107

7. **CAL 1-15, PING YUEN**
   799 Pacific Avenue
   San Francisco, CA 94133

8. **CAL 1-16, ALEMANY**
   937 Ellsworth Street
   San Francisco, CA 94110

9. **CAL 1-17A, HUNTER'S POINT -A-EAST**
   1137 Oakdale Ave
   San Francisco, CA 94124

10. **CAL 1-17A, HUNTER'S POINT -A-WEST**
    1137 Oakdale Ave.
    San Francisco, CA 94124

11. **CAL 1-18(1), JFK Towers**
    2451 Sacramento Street
    San Francisco, CA 94115

12. **CAL 1-18(3), HUNTER'S VIEW**
    227/229 Westpoint Road
    San Francisco, CA 94124

13. **CAL 1-18(4), ALICE GRIFFITH**
    207 Cameron Way
    San Francisco, CA 94124

14. **CAL 1-18(5), ROSA PARKS**
    1251 Turk Street
    San Francisco, CA 94115

15. **CAL 1-18(6), PING YUEN NORTH**
    838 Pacific Avenue
    San Francisco, CA 94133

16. **CAL 1-18(7), Hayes Valley A**
    1654 Sunnydale Avenue
    San Francisco, CA 94134

17. **CAL 1-18(10), WOODSIDE GARDENS**
    255 Woodside Avenue
    San Francisco, CA 94127

18. **CAL 1-18(13), MISSION DOLORES**
    1855 15TH Street
    San Francisco, CA 94103

19. **CAL 1-19(1), 990 PACIFIC AVE.**
    San Francisco, CA 94133

20. **CAL 1-19(2), 1750 Mc ALLISTER STREET**
    San Francisco, CA 94115

21. **CAL 1-20, 3850 18TH STREET**
    San Francisco, CA 94114

22. **CAL 1-21, CLEMENTINA Towers**
    320/330 CLEMENTINA STREET
    San Francisco, CA 94103

23. **CAL 1-23, 1880 PINE STREET**
    San Francisco, CA 94109

24. **CAL 1-27, 350 ELLIS STREET**
    San Francisco, CA 94102

25. **CAL 1-28, 666 ELLIS STREET**
    San Francisco, CA 94102

26. **CAL 1-29, 345 ARGUELLO BLVD.**
    San Francisco, CA 94118

27. **CAL 1-30A, 462 DUBOCE STREET**
    San Francisco, CA 94114

28. **CAL 1-30B, 75-77 COLERIDGE STREET**
    San Francisco, CA 94110

29. **CAL 1-30C, 101-103 Lundy's Lane**
    San Francisco, CA 94110

30. **CAL 1-31, 25 SANCHEZ STREET**
    San Francisco, CA 94114

31. **CAL 1-32, 1760 BUSH STREET**
    San Francisco, CA 94109

32. **CAL 1-33, 275 THRIFT STREET**
    San Francisco, CA 94132

33. **CAL 1-34, 4101 NORIEGA STREET**
    San Francisco, CA 94122

34. **CAL 1-34, 363 NOE STREET**
    San Francisco, CA 94114

35. **CAL 1-34, 200 RANDOLPH STREET**
    San Francisco, CA 94132

36. **CAL 1-35, 2206-68 GREAT HIGHWAY**
    San Francisco, CA 94116

37. **CAL 1-35, 2698 CALIFORNIA STREET**
    San Francisco, CA 94115

38. **CAL 1-36, 227 BAY STREET**
    San Francisco, CA 94133

39. **CAL 1-37, 491 31ST AVENUE**
    San Francisco, CA 94121

40. **CAL 1-39A, 939 EDDY STREET**
    San Francisco, CA 94109

41. **CAL 1-39B, 951 EDDY STREET**
    San Francisco, CA 94109

42. **CAL 1-41, 430 TURK STREET**
    San Francisco, CA 94102

43. **CAL 1-42, JOAN SAN JULE APTS.**
    1353-67 Eddy Street
    San Francisco, CA 94115

44. **CAL 1-43,ROBERT B. PITTS PLAZA**
    1150 Scott Street
    San Francisco, CA 94115

45. **CAL 1-44, Bernal Dwellings**
    3138 Kamille Ct, San Francisco, CA 94110

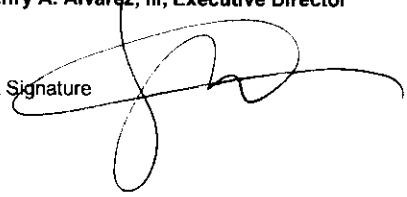
I hereby certify that all the information stated herein as well as any information provided in the accompaniment herewith is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.3729, 3802)

Name & Title of Authorized HA Official
Henry A. Alvarez, III, Executive Director

Date: 07/15/09

X Signature



OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

SAN FRANCISCO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

2009 CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

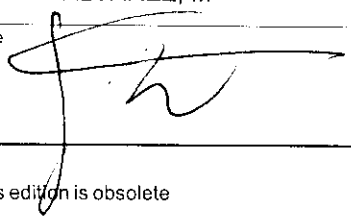
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
HENRY A. ALVAREZ, III	EXECUTIVE DIRECTOR
Signature	**Date (mm/dd/yyyy)**
	07/13/2009

Previous edition is obsolete

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[b] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[a] a. bid/offer/application b. initial award c. post-award	[a] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[x] **Prime** [ ] **Subawardee** Tier _____, *if known*: SAN FRANCISCO HOUSING AUTHORITY 440 Turk Street San Francisco, CA 94102 **Congressional District**, *if known*:	**Congressional District**, *if known*:
6. Federal Department/Agency: U.S. DEPARTMENT OF HOUSING AND URBAN DE'	**7. Federal Program Name/Description:** FY 2009 Capital Fund Program (CFP) CFDA Number, *if applicable*: CA39P00150109
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $ 13,708,700
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): NONE	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): NONE

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.

Signature: _____
Print Name: Henry A. Alvarez, III
Title: EXECUTIVE DIRECTOR
Telephone No.: (415) 554-1296 Date: 07/15/09

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[b] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[a] a. bid/offer/application b. initial award c. post-award	[a] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _____

4. Name and Address of Reporting Entity:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
[x] Prime [ ] Subawardee Tier _____, *if known*: SAN FRANCISCO HOUSING AUTHORITY 440 Turk Street San Francisco, CA 94102 **Congressional District**, *if known*:	**Congressional District**, *if known*:
6. Federal Department/Agency: U.S. DEPARTMENT OF HOUSING AND URBAN DE'	**7. Federal Program Name/Description:** FY 2009 FIRST INCREMENT RHF GRANT CFDA Number, *if applicable*: CA39R00150109
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $ 461,179
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*): NONE	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*): NONE

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.

Signature: _____
Print Name: Henry A. Alvarez, III
Title: EXECUTIVE DIRECTOR
Telephone No.: (415) 554-1296 Date: 07/15/09

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

RESIDENT QUESTIONS & COMMENTS

- Residents requested that future notices to residents for meetings be translated because they believe this would bring more residents to the meetings. They also requested the notices to be printed in a larger font, which would be easier for the seniors to read. Ms. Sisca explained that the SFHA translators were laid off, however, if the RAB members choose to, they can allocate funding from Management Improvements for translating and printing services when they prioritize their list of needs for the PHA Plan.

- Residents were concerned that the amount of stimulus funding set aside for vacant unit repairs was too much. Ms. Sisca explained that HUD set vacant unit repairs as a priority for the stimulus funding.

- Residents were concerned that they weren't consulted on the project list for the stimulus funding. Ms. Sisca explained that HUD gave very little time for the project list and that the stimulus funding had to be allocated immediately. As a result, SFHA had to choose projects ready to go out to bid. 100% of the stimulus funding must be obligated within 1 year, which means contracts must be in place. SFHA plans to obligate 60% by September 2009.

- Residents asked what funds they can have input in on how the funds are spent. Ms. Sisca answered that the residents can have input in the CFP funds and the ESCO projects.

- Residents requested more information about the HOPE SF Academy. Ms. Sisca will provide the requested information at one of the next RAB meetings.

- Residents from JFK Towers raised concerns regarding the mishandling of money by a former member of the Tenants Association. They requested audits to be completed on Tenants Associations. Ms. Sisca will invite the appropriate Staff to attend one of the next RAB meetings to address this issue.

  Fred Goodall #804, 571-9561
  John Gaul #1103, 931-3543
  Sabine Adams #408, 573-8225

- Residents were concerned about security and the new lease. Ms. Sisca will invite the appropriate Staff to attend one of the next RAB meetings to address these issues.

- Issues regarding maintenance were raised by some attendees. Ms Sisca will invite the appropriate Staff to attend one of the next RAB meetings to address these issues.

- Residents asked for an update on their request from the last RAB meeting regarding audits for the Tenants Associations, and they asked who the appropriate staff person would be to talk to. Ms. Sisca said Kyle Pedersen is the appropriate staff person and that he will be attending the RAB meeting on May 13, 2009 to discuss this matter. The residents also asked if the Executive Director could attend a RAB meeting. Ms. Sisca said she would ask and she also recommended that the residents attend the regular Commission Meetings held twice a month at 440 Turk.

- Residents asked what the Management Improvement portion is for (20% of the total CFP grant). Ms. Sisca explained that Management Improvements covers items such as security and updating computers. Residents then asked why these items had to come out of Management Improvements, to which Ms. Sisca replied it is a HUD regulation.

- Residents asked about having a recycling program at various housing developments and replacing washing machines. Ms. Sisca said Kyle Pedersen would be the appropriate staff to talk to, and recommended that the residents bring these issues up with Kyle at the May 13th RAB meeting.

- A resident asked about using CFP funds to eliminate the bed bugs and mice infestation at 430 Turk. Ms. Sisca explained that is a maintenance item and therefore can not be paid for with CFP funds. Residents complained that when they call 311 to report bed bugs and mice, the response time given by the operator is 30 days. Ms. Sisca recommended that the residents immediately follow-up with the property manager, and said she would follow-up with Anthony Ihejeto on how to improve the response time.

  Beverly Saba #804, 865-9731

- A resident residing at JFK Towers reported that his water is never hot and that the heater does not work. Ms. Sisca noted the deficiencies and recommended that the resident request a space heater from the property manager, to use until the heater is fixed.

  John Gaul #1103, 931-3543

- A resident at 2698 California raised concerns regarding security in the garage and requested to have the keyed access system into the garage changed. Another resident at 2698 California disagreed and said the security and keyed access system into the garage is fine as is.

  Tatiana Gievant #207, 931-5426
  Jackie Sachs #404, 931-9731

- Regarding the "Priorities Criteria for 2009 CFP Work Items" handout that was distributed at the 1st RAB meeting on April 22, the residents requested that on-site security (currently listed as priority #4), be moved up to priority #2c: "Improvements that will enhance the security of residents." All resident sub-committee members concurred with this decision.

- Residents were concerned about people living in public housing units who are not on the lease. Residents have reported this numerous times to property managers who are non-responsive. Ms. Sisca recommended the residents report this to the area managers if the property managers are not responding. At the next RAB meeting, Ms. Sisca will distribute a chart listing all property managers, area managers, and their contact information.

  John Dorsey, 1880 Pine #811, 346-1057

- A resident at 1880 Pine reported there is a non-disabled tenant who was given an accessible unit (#307 or #308). This tenant has asked repeatedly to be transferred to a regular unit because she does not need an accessible unit. No response from the property manager.

  John Dorsey #811, 346-1057

- Residents asked if medical marijuana is allowed in public housing. Mr. Ferry said it is only allowed inside the resident's unit.

- Residents raised concerns over the proposed new lease and asked for the appropriate staff person to attend a RAB meeting to discuss. Ms. Sisca said she would find out who the appropriate staff person is and invite him/her to a RAB meeting.

- Residents asked for an update on the $5-6 million in competitive funds from HUD that the Housing Authority plans to apply for. Ms. Sisca said HUD hasn't issued the notice of funds available yet.

- Residents requested the opportunity to grade property managers and give reviews. Ms. Sisca explained that residents do have this opportunity every year during the RAB meetings.

- Residents asked what the scope of work is in vacant unit repairs and they asked why it must be funded with CFP. Ms. Sisca explained that the scope of work depends on how the previous tenant left the unit. For units in Senior/Disabled housing developments, the work usually includes smaller items like painting and tile. Vacant units in Family housing developments often require more work due to vandalism. Maintenance used to perform the vacant unit repairs, but after decentralization, Force Account (the Housing Authority's in-house construction crew) now completes the vacant unit repairs. When Maintenance did the work, the funding came from the operating budget. With Force Account doing the work, the funds must come from CFP.

- A resident from 430 Turk was concerned about the Housing Authority's previous decision to replace the armed guard at 430 Turk with an unarmed guard, and now an unarmed resident concierge, without any discussion with residents. Mr. Ferry replied that the concierge program is still being evaluated on a site by site basis. The resident felt Mr. Ferry did not address her question satisfactorily.

  Beverly Saba #804, 865-9731

- Residents asked how the concierge people are being paid, whether or not the income must be declared, whether or not the concierge program complies with California labor laws, and they raised the issue of the concierge unionizing. Mr. Ferry said the concierge are getting paychecks and the income must be declared, but not for the first six months. The concierge program is required to comply with California labor laws and Mr. Ferry is going to discuss the issue of unionizing with the Human Resources department.

  Reid Condit #1207, 931-2045 + all RAB members

- Residents asked if the video surveillance at the Housing Authority developments is being regularly monitored by anyone. Mr. Ferry replied that it is not being monitored.

- Residents asked what the new $600,000 MOU with SFPD covers. Mr. Ferry explained that it pays SFPD salaries for the work they do at the Housing Authority sites.

- Residents mentioned that other non-profit housing corporations in the city have been using the concierge program for a while, and recommended the Housing Authority consult with these non-profits.

- Residents complained that the notices they are receiving from property managers are difficult to read due to the small font. Florence Cheng said she would talk to property managers about this.

- Residents were concerned about not getting their laundry checks from citywide council and the laundry checks bouncing. Denise Kimble explained the process behind the laundry checks: The Housing Authority's Finance Department generates a single check which is given to the senior citywide council. Upon receipt of the check, the citywide council then generates individual checks for disbursement to residents. If residents are not receiving their checks,

they should bring this issue up at a citywide council meeting because they have the individual checks. If the residents aren't satisfied with citywide council's response, they can bring the issue up at a commission meeting. Residents asked why the Housing Authority couldn't produce the individual checks for the citywide council instead. Ms. Kimble responded, saying this can only be done if citywide council specifically requests this from SFHA. It is the citywide council's decision on how the laundry checks are handled, not SFHA.

- A resident from 2698 California asked to have security guards lock up the laundry room after hours. Ms. Sisca responded, saying this is a security issue that should be discussed with James Ferry, the Housing Authority's Security Coordinator. Ms. Sisca provided his contact information.

  Tatiana Gievant #207, 931-5426

- Regarding bed bugs at 430 Turk, Ms. Cheng said she believes the Area Manager, Lorece Chanel Lundy, is working on getting all the units at 430 Turk sprayed.

- Residents recommended mailing the Area Manager/Property Manager chart to **all** Housing Authority residents.

- Residents said when they call 311 during office hours, the operators are telling them they can not take down the complaint and instead, direct the residents to the property manager. Miguel Paltao said what the 311 operators are doing is wrong; residents should be able to call 311 24 hours a day, 7 days a week, and the operators are supposed to take down the complaint regardless of whether or not it's during office hours.

- Residents asked if sign-in sheets at some buildings are being monitored by property managers. They also recommended a uniform sign-in policy for all buildings. Ms. Sisca said this is a security issue for Mr. Ferry.

  Reid Condit #1207, 931-2045 + all RAB members

- Residents asked why the windows at Alice Griffith aren't being replaced with energy efficient ones using the competitive stimulus funding for energy related projects. Barbara Smith explained that Alice Griffith will be revitalized as part of HOPE SF, and also an audit found that replacing windows in this particular climate will not save a lot of money.

  Maxine Pauson, 72 Cameron Way, 822-2861

- Residents were eager to have recycling bins at their properties. Ms. Smith said the current arrangement with Sunset is for garbage collection only. The Housing Authority would need to make different arrangements with Sunset for recycling pick up. Residents said Golden Gate Disposal & Recycling gives rebates/reduction on the garbage bill if there is recycling, however Anthony Ihejto declined.

- Residents had questions and concerns regarding the proposed new lease and requested a 5th RAB meeting. Ms. Sisca said she would try to schedule an additional meeting.

- Tatiana Gievant (2698 California #207) submitted a written list to Jasmine Kuo of construction items for 2698 California that she would like to see included in the annual plan:

  1. Interior and exterior painting
  2. Install carpet in building corridors

3. Replace boiler/generator, residents complaining about noise
4. Fire alarm system upgrade
5. Sprinklers on the roof
6. Landscaping, plant flowers in front of building
7. Improve lighting throughout building

- Section 12. PET POLICY, (A) (page 9 of 22 in the proposed new lease) states "Pets are forbidden on SFHA property without prior written approval of the SFHA or unless allowed by State or Federal law." Residents asked if someone is blind and has a guide dog, does that mean the person doesn't need prior written approval from SFHA? Mr. Larsen took note of this, saying the sentence should be changed to take out the word "or."

- Regarding Attachment B: San Francisco Housing Authority House Rules, residents asked if this document has been implemented yet. Mr. Larsen replied it has not been implemented.

- Residents asked for a uniform guest sign-in policy to be included in the new lease. Mr. Larsen took note of this.

- Residents were concerned about long-term guests staying in SFHA dwelling units. Mr. Larsen explained that it's difficult to know who doesn't live in any particular building and it's difficult to prove, unless the guest gets in trouble with the law. Residents said TNDC is able to enforce their guest policy by having a strict sign-in/out policy. Mr. Larsen replied that this would only work in buildings that have a front desk, and not all SFHA properties have this.

- Residents were concerned about people living in dwelling units that are too large for the number of people in their household. Mr. Larsen explained that SFHA can not disclose tenant information, so to outsiders who do not know the circumstances, it may appear as if the dwelling unit is too large.

- Residents were concerned about the monthly due date for rent and the lack of a grace period. Mr. Larsen corrected them, saying there is a 5 day grace period after which a late charge will be assessed. Residents pointed out that Seniors sometimes do not get their Social Security checks on time, which may result in late payment on the rent. Mr. Larsen took note of their concerns and said he would talk to the appropriate staff about this.

- A resident at 1880 Pine asked if the consumption of alcohol is prohibited in common areas. Mr. Larsen confirmed that alcohol consumption in common areas is not allowed.

John Dorsey #811, 346-1057

- A resident from 2698 California asked to have a concierge person at her building and complained about people vandalizing and breaking the building entry door. Mr. Larsen replied that SFHA would like to eventually implement the concierge program at all Senior housing developments, and he said he would have someone check the security camera footage for the door vandalism.

Tatiana Gievant #207, 931-5426

- Residents asked if the new MOU with SFPD covers Senior housing developments as well. Mr. Larsen replied that it does not include Senior housing developments, only Family developments.

- Residents living at 1880 Pine and 2451 Sacramento commended their property managers for jobs well done.

- Residents have been instructed to call 311 after office hours and on weekends, however a resident complained that when she called 311 on a Saturday, the operator told her to call the property manager. Mr. Larsen said he would raise this concern when he meets with people from 311.

- Section 14. OBLIGATIONS OF TENANTS, HOUSEHOLD MEMBERS AND GUESTS, (V) SIGNS (page 13 of 22 in the proposed new lease) states "Not to display on or about the Residence or Development any signs or advertisements of any kind including but not limited to signs for goods or services. This excludes political signs." Residents asked for further explanation. Mr. Larsen said SFHA specifically doesn't want advertising. Ms. Sisca suggested adding language to this section, saying residents must submit signs to the property manager for approval and posting.

- Residents asked for clarification on the Applicability section of Appendix B: Resident Grievance Procedures where it states that a situation involving any changes in policies and/or procedures between groups of residents and SFHA's Board of Commissioners is not applicable. Mr. Larsen explained, giving as an example if the Board of Commissioners decides to adopt the new lease, residents can not grieve this.

- Section 8. UTILITIES, APPLIANCES AND SERVICES, (A) (page 5 of 22 in the proposed new lease) states "Tenant agrees to the upkeep of the refrigerator and stove. In the even of damage beyone repair, the SFHA will only replace the stove and not the refrigerator." Residents asked if this item was new to the lease. Mr. Larsen replied that it is not new. Residents said SFHA currently does replace refrigerators, and asked why it would say differently in the lease. Mr. Larsen took note of this.

- A resident at 1880 Pine complained about not receiving a copy of his signed lease until months later. Ms. Sisca said all residents should immediately receive a copy of their leases upon signing and recommended SFHA implement a uniform procedure for this.

  John Dorsey #811, 346-1057

- A resident complained about car washing and the use of SFHA utilities at Potrero Terrace by someone who does not live on SFHA property. Mr. Larsen recommended the resident contact her property manager.

  Diane Greer 822 Pacific Ave., 271-4286

- Residents recommended including responsible use of utilities in the Attachment B: San Francisco Housing Authority House Rules. Mr. Larsen said SFHA is currently looking into this.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
SAN FRANCISCO HOUSING AUTHORITY	Replacement Housing Factor Grant No: **CA39R00150109**	CFP 2009 (RHF)
		FFY of Grant Approval:

☑ Original Annual Statement: ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement/Revision Number ____

☐ Performance and Evaluation Report for Program Year Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	$ -	$ -	$ -	$ -
3	1408 Management Improvements	$ -	$ -	$ -	$ -
4	1410 Administration (may not exceed 10% of line 21)	$ 46,118	$ -	$ -	$ -
5	1411 Audit	$ -	$ -	$ -	$ -
6	1415 Liquidated Damages	$ -	$ -	$ -	$ -
7	1430 Fees and Costs	$ 21,680	$ -	$ -	$ -
8	1440 Site Acquisition	$ -	$ -	$ -	$ -
9	1450 Site Improvement	$ -	$ -	$ -	$ -
10	1460 Dwelling Structures		$ -	$ -	$ -
11	1465.1 Dwelling Equipment—Nonexpendable	$ -	$ -	$ -	$ -
12	1470 Non-dwelling Structures	$ -	$ -	$ -	$ -
13	1475 Non-dwelling Equipment	$ -	$ -	$ -	$ -
14	1485 Demolition	$ 22,903	$ -	$ -	$ -
15	1492 Moving to Work Demonstration	$ -	$ -	$ -	$ -
16	1495.1 Relocation Costs	$ -	$ -	$ -	$ -
17	1499 Development Activities[4]	$ 370,478	$ -	$ -	$ -
18a	1501 Collateralization or Debt Service paid by the PHA	$ -	$ -	$ -	$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	$ -	$ -	$ -	$ -
19	1502 Contingency (may not exceed 8% of line 2				
20	Amount of Annual Grant: (sum of lines 2 – 19	**$461,179**			
21	Amount of line 20 Related to LBP Activities		-	-	-
22	Amount of line 20 Related to Section 504 Activities	-	-	-	-
23	Amount of line 20 Related to Security – Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security – Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conservation Measur	-	-	-	-

Signature of Executive Director — Date

X
Henry A. Alvarez III, Executive Director

1/14/09

Signature of Public Housing Director — Date

X

[1] To be completed for the Performance and Evaluation Report

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
SAN FRANCISCO HOUSING AUTHORITY	Replacement Housing Factor Grant No: **CA39R00150109**	CFP 2009 (RHF)

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[1]	Funds Obligated[2]	Funds Expended[2]	
CAL 1-18(3), Hunters View	Additional funding to build new Public Housing units.	1499	100%	$ 370,478				
	Demolition	1485	100%	$ 22,903				
	Fees & Costs	1430	100%	$ 21,680				
	Administration	1410	100%	$ 46,118				
			Total Grant:	**$ 461,179**				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB Approval No. 2577-0157
(exp. 11/30/2008)

Part III: Implementation Schedule

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
SAN FRANCISCO HOUSING AUTHORITY	Replacement Housing Factor No: **CA39R00150109**	**2009 CFP (RHF)**

Development Number Name/PHA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates[1]
		Original	Actual	Original	Actual	
CAL 1-18(3), Hunters View	Additional funding to build new Public Housing units.	8/18/2011		8/18/2013		
	Demolition	8/18/2011		8/18/2013		
	Fees & Costs	8/18/2011		8/18/2013		
	Administration	8/18/2011		8/18/2013		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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U.S. Department of Housing and Urban Development
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OMB Approval No 2577-0157
(exp. 11/30/2008)

Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
SAN FRANCISCO HOUSING AUTHORITY	Capital Fund Grant Number: CA39P00150109 Replacement Housing Factor No: Date of CFFP:	2009/2010 FFY of Grant Approval:

☑ **Original Annual Statement** ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement/Revision Number
☐ Performance and Evaluation Report for Program Year Ending ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[1]	Obligated	Expended
1	Total non-CFP Funds	$0	$0		
2	1406 Operations (may not exceed 20% of line 21)[3]	$2,741,740	$0		
3	1408 Management Improvements	$2,341,740	$0		
4	1410 Administration (may not exceed 10% of line 21)	$1,370,870	$0		
5	1411 Audit	$0	$0		
6	1415 Liquidated Damages	$0	$0		
7	1430 Fees and Costs	$1,429,520	$0		
8	1440 Site Acquisition	$0	$0		
9	1450 Site Improvement	$520,000	$0		
10	1460 Dwelling Structures	$4,645,000	$0		
11	1465.1 Dwelling Equipment—Nonexpendable	$50,000	$0		
12	1470 Non-dwelling Structures	$0	$0		
13	1475 Non-dwelling Equipment	$509,830	$0		
14	1485 Demolition	$0	$0		
15	1492 Moving to Work Demonstration	$0	$0		
16	1495.1 Relocation Costs	$50,000	$0		
17	1499 Development Activities[4]	$50,000	$0		
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		$0		
19	1502 Contingency (may not exceed 8% of line 20)	$0	$0		
20	**Amount of Annual Grant (Sum of lines 2-19)**	**$13,708,700**	**$0**		
21	Amount of line 20 Related to LBP Activities	$525,000	$0		
22	Amount of line 20 Related to Section 504 Activities	$75,000	$0		
23	Amount of line 20 Related to Security – Soft Costs	$1,691,740	$0		
24	Amount of line 20 Related to Security – Hard Costs	$1,950,000	$0		
25	Amount of line 20 Related to Energy Conservation Measures	$2,050,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Programs Administrator	Date
X **Henry A. Alvarez III, Executive Director**	7/14/09	X	

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Part II: Supporting Pages

PHA Name:

SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number

CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
966	CAL 1-16, Alemany	Kitchen sink and countertop replacement. (Phase 1)	1460	100%	$ 150,000				
968	CAL 1-3, Sunnydale	124 Brookdale, replace sewer lateral	1450	100%	$ 100,000				
		Replace all water mains to bldg's, and Isolation Valves to units	1450	100%	$ 150,000				
972	CAL 1-15, Ping Yuen	Roofing Replacement	1460	100%	$ 240,000				
		Rewire all of the electrical conduits in common areas.	1460	100%	$ 100,000				
972	CAL 1-36, 227 Bay Street	Replace roof fan ventilator	1460	100%	$ 180,000				
976	CAL 1-19 (1), 990 Pacific Ave.	Roofing Replacement	1460	100%	$ 250,000				
		Exterior Painting	1460	100%	$ 150,000				
977	CAL 1-23, 1880 Pine St.	Fire Alarm System Upgrade	1460	100%	$ 350,000				
		Paving improvements/site work	1450	100%	$ 20,000				
		Replace roof fan ventilator (11 fans)	1460	100%	$ 300,000				
977	CAL 1-32, 1760 Bush St.	Replace roof fan ventilator (18 fans)	1460	100%	$ 350,000				
978	CAL 1-18(5) Rosa Parks	Roofing Replacement	1460	100%	$ 200,000				
980	CAL 1-18 (13), Mission Dolores	Fire Alarm System Upgrade	1460	100%	$ 300,000				
980	CAL 1-30A, 462 Duboce St.	Exterior Painting	1460	100%	$ 150,000				
982	CAL 1-20, 3850 18th St.	Exterior Painting	1460	100%	$ 150,000				
		Elevator Upgrades	1460	100%	$ 100,000				
983	CAL 1-21, 320/330 Clementina St.	Site Improvements including breezeway	1450	100%	$ 100,000				
987	CAL 1-39A, 939 Eddy St.	Boiler Replacement	1460	100%	$ 280,000				
987	CAL 1-41, 430 Turk St.	Fire Alarm System Upgrade	1460	100%	$ 270,000				
		Subtotal Developments:			$ 3,890,000				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report.

7/14/09

Part II: Supporting Pages

PHA Name: SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	PHA-Wide:	HA-Wide Lead Abatement	1460	As Req.	$75,000				
		HA-Wide Asbestos Abatement	1460	As Req.	$75,000				
		Mold and Mildew Remediation	1460	As Req.	$75,000				
		Blood-born pathogens decontamination	1460	As Req.	$25,000				
		HA-Wide 504/ADA reasonable accommodations (FA)	1460	As Req.	$75,000				
		HA-Wide fire unit repair	1460	As Req.	$100,000				
		HA-Wide New appliances	1465	As Req.	$50,000				
		HA-Wide Sidewalk repair/replacement and fences (FA)	1450	As Req.	$50,000				
		HA-Playground repairs/replacement	1450	As Req.	$50,000				
		Hardwire smoke detectors	1460	As Req.	$50,000				
		Elevator upgrades	1460	As Req.	$50,000				
		Surveillance cameras	1475	As Req.	$50,000				
		Relocation	1495	As Req.	$50,000				
		Landscaping and tree trimming	1450	As Req.	$50,000				
		Rooftop ventilation	1460	As Req.	$50,000				
		Electrical Improvements	1460	As Req.	$50,000				
		Plumbing Improvements	1460	As Req.	$50,000				
		HVAC Improvements	1460	As Req.	$50,000				
		Vacant Unit Rehabilitation (FA)	1460	As Req.	$300,000				
		HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	1460	As Req.	$50,000				
		Gutter/Downspout replacement	1460	As Req.	$50,000				
		Replacement Housing and Revitalization	1499	As Req.	$50,000				
		Subtotal PHA Wide:			**$ 1,475,000**				

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[2] To be completed for the Performance and Evaluation Report

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Part II: Supporting Pages

PHA Name: SAN FRANCISCO HOUSING AUTHORITY

Capital Fund Grant Number CA39P00150109

FFY of Grant Approval: 2009

AMPS #	Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work[2]
					Original	Revised[1]	Funds Obligated[2]	Funds Expended[2]	
	NON-DWELLING EQUIPMENT	Car purchase for CFP Inspectors and PMs	1475	100%	$ 59,830				
		Computer Hardware	1475	100%	$ 400,000				
		Subtotal Non-dwelling Equipment:			**$ 459,830**				
	MANAGEMENT IMPROVEMENTS (@ 20% OF TOTAL GRANT)	Improve security	1408	100%	$ 1,641,740				
		Classification and compensation study	1408	100%	$ 100,000				
		Asset Management training/Software enhancement	1408	100%	$ 600,000				
		Subtotal Management Improvements:			**$ 2,341,740**	$ -			
	ADMINISTRATION	Administration of CFP 10% of total Grant	1410						
		Subtotal administration:			**$ 1,370,870**	$ -			
	FEES AND COSTS	A/E Consultants	1430	As Req.	$ 829,520				
		A&E staffing (Inspectors/Proj. Mgr)	1430	As Req.	$ 600,000				
		Subtotal Fees and Costs:			**$ 1,429,520**	$ -			
	OPERATING SUBSIDY (@ 20% OF TOTAL GRANT)	Operating Subsidy	1406		**$ 2,741,740**				
		TOTAL GRANT:			**$ 13,708,700**	$ -			

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report

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

Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
CAL 1-16, Alemany	Kitchen sink and countertop replacement. (Phase 1)	7/17/2011			7/12/2013			
CAL 1-3, Sunnydale	124 Brookdale, replace sewer lateral	7/17/2011			7/12/2013			
	Replace all water mains to bldg's, and Isolation Valves	7/17/2011			7/12/2013			
CAL 1-15, Ping Yuen	Roofing Replacement	7/17/2011			7/12/2013			
	Rewire all of the electrical conduits in common areas.	7/17/2011			7/12/2013			
CAL 1-36, 227 Bay Street	Replace roof fan ventilator	7/17/2011			7/12/2013			
CAL 1-19 (1), 990 Pacific Ave.	Roofing Replacement	7/17/2011			7/12/2013			
	Exterior Painting	7/17/2011			7/12/2013			
CAL 1-23, 1880 Pine St.	Fire Alarm System Upgrade	7/17/2011			7/12/2013			
	Paving improvements/site work	7/17/2011			7/12/2013			
	Replace roof fan ventilator (11 fans)	7/17/2011			7/12/2013			
CAL 1-32, 1760 Bush St.	Replace roof fan ventilator (18 fans)	7/17/2011			7/12/2013			
CAL 1-18(5) Rosa Parks	Roofing Replacement	7/17/2011			7/12/2013			
CAL 1-18 (13), Mission Dolores	Fire Alarm System Upgrade	7/17/2011			7/12/2013			
CAL 1-30A, 462 Duboce St.	Exterior Painting	7/17/2011			7/12/2013			
CAL 1-20, 3850 18th St.	Exterior Painting	7/17/2011			7/12/2013			
	Elevator Upgrades	7/17/2011			7/12/2013			
CAL 1-21, 320/330 Clementina St.	Site Improvements including breezeway	7/17/2011			7/12/2013			
CAL 1-39A, 939 Eddy St.	Boiler Replacement	7/17/2011			7/12/2013			
CAL 1-41, 430 Turk St.	Fire Alarm System Upgrade	7/17/2011			7/12/2013			

Signature of Executive Director

X
Henry A. Alvarez III, Executive Director

Date
7/14/09

Signature of Public Housing Director

X

[1] To be completed for the Performance and Evaluation Report or a revised Annual Statement
[2] To be completed for the Performance and Evaluation Report

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

Part III: Implementation Schedule

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
PHA-Wide:	HA-Wide Lead Abatement	7/17/2011			7/12/2013			
	HA-Wide Asbestos Abatement	7/17/2011			7/12/2013			
	Mold and Mildew Remediation	7/17/2011			7/12/2013			
	Blood-born pathogens decontamination	7/17/2011			7/12/2013			
	HA-Wide 504/ADA reasonable accommodations	7/17/2011			7/12/2013			
	HA-Wide fire unit repair	7/17/2011			7/12/2013			
	HA-Wide New appliances	7/17/2011			7/12/2013			
	HA-Wide Sidewalk repair/replacement and fences (FA)	7/17/2011			7/12/2013			
	HA-Playground repairs/replacement	7/17/2011			7/12/2013			
	Hardwire smoke detectors	7/17/2011			7/12/2013			
	Elevator upgrades	7/17/2011			7/12/2013			
	Surveillance cameras	7/17/2011			7/12/2013			
	Relocation	7/17/2011			7/12/2013			
	Landscaping and tree trimming	7/17/2011			7/12/2013			
	Rooftop ventilation	7/17/2011			7/12/2013			
	Electrical Improvements	7/17/2011			7/12/2013			
	Plumbing Improvements	7/17/2011			7/12/2013			
	HVAC Improvements	7/17/2011			7/12/2013			
	Vacant Unit Rehabilitation (FA)	7/17/2011			7/12/2013			
	HA Wide interior common space improvements,	7/17/2011			7/12/2013			
	Gutter/Downspout replacement	7/17/2011			7/12/2013			
	Replacement Housing and Revitalization	7/17/2011			7/12/2013			

Signature of Executive Director

X
Henry A. Alvarez III, Executive Director

Date
7/14/09

Signature of Public Housing Director

X

[1] To be completed for the Performance and Evaluation Report or a revised Annual Statement
[2] To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

PHA Name:
SAN FRANCISCO HOUSING AUTHORITY

Grant Type and Number
Capital Fund Program No: **CA39P00150109**

Federal FY of Grant:
2009 CFP

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	
NON-DWELLING EQUIPMENT								
	Car purchase for CFP Inspectors and PMs	7/17/2011			7/12/2013			
	Computer Hardware	7/17/2011			7/12/2013			
MANAGEMENT IMPROVEMENTS (@ 20% OF TOTAL GRANT)	Improve security	7/17/2011			7/12/2013			
	Asset Management training/Software enhancement	7/17/2011			7/12/2013			
ADMINISTRATION	Administration of CFP 10% of total Grant	7/17/2011			7/12/2013			
FEES AND COSTS	A/E Consultants	7/17/2011			7/12/2013			
	A&E staffing (Inspectors/Proj. Mgr)	7/17/2011			7/12/2013			
OPERATING SUBSIDY (@ 20% OF TOTAL GRANT)	Operating Subsidy	7/17/2011			7/12/2013			

Signature of Executive Director	Date	Signature of Public Housing Director
X	7/14/09	X

[1]To be completed for the Performance and Evaluation Report or a revised Annual Statement
[2]To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **Part III: Implementation Schedule**				**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing			OMB Approval No. 2577-0157 (exp. 11/30/2008)
PHA Name: **SAN FRANCISCO HOUSING AUTHORITY**				Grant Type and Number Capital Fund Program No: **CA39P00150109**			**Federal FY of Grant:** **2009 CFP**
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	
Henry A. Alvarez III, Executive Director 7/14/09							

[1]To be completed for the Performance and Evaluation Report or a revised Annual Statement
[2]To be completed for the Performance and Evaluation Report

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP) 2009 - 2013

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

OMB Approval No. 2577-0157
(exp. 11/30/2009)

HA Name:	SAN FRANCISCO HOUSING AUTHORITY	Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA	[X] Original -	[ ] Revision No.

AMPS No.	CAL # and Development Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
966	CAL 1-1, Holly Courts	See Annual Statement	$400,000	$400,000	$400,000	$400,000
968	CAL 1-3, Sunnydale		$200,000	$200,000	$200,000	$200,000
968	CAL 1-18 (7), Hayes Valley, Velasco		$0	$0	$0	$0
967	CAL 1-2 Potrero Terrace		$150,000	$150,000	$150,000	$250,000
967	CAL 1-10, Potrero Annex		$150,000	$100,000	$100,000	$100,000
970	CAL 1-9, Westbrook		$350,000	$100,000	$100,000	$100,000
966	CAL 1-16, Alemany		$250,000	$100,000	$100,000	$100,000
973	CAL 1-17A, Hunters' Point		$750,000	$100,000	$150,000	$150,000
974	CAL 1-18(3) Hunters' View		$0	$0	$0	$0
975	CAL 1-18(4) Alice Griffith		$50,000	$150,000	$150,000	$500,000
972	CAL 1-15, Ping Yuen		$240,000	$3,419,640	$0	$2,179,000
976	CAL 1-18 (6), Ping Yuen North		$200,000	$300,000	$2,000,000	$500,000
976	CAL 1-19 (1), 990 Pacific Ave.		$400,000	$200,000	$250,000	$150,000
972	CAL 1-36, 227 Bay Street		$75,000	$75,000	$0	$0
969	CAL 1-8, Westside Courts		$250,000	$150,000	$100,000	$100,000
984	CAL 1-18(1), JFK Towers		$300,000	$120,000	$0	$0
977	CAL 1-32, 1760 Bush St.		$250,000	$400,000	$400,000	$100,000
977	CAL 1-23, 1880 Pine St.		$150,000	$130,000	$0	$0
984	CAL 1-35, 2698 California Street		$400,000	$0	$170,000	$0
986	CAL 1-29, 345 Arguello St.		$100,000	$0	$60,000	$0
978	CAL 1-18(5) Rosa Parks		$550,000	$250,000	$250,000	$0
982	CAL 1-30C, 101-03 Lundys Lane		$0	$0	$0	$0
985	CAL 1-34, 200 Randolph Street		$100,000	$0	$0	$0
986	CAL 1-31, 25 Sanchez St.		$190,000	$0	$250,000	$0
987	CAL 1-39A, 939 Eddy St.		$50,000	$150,000	$320,000	$0
987	CAL 1-39B, 951 Eddy St.		$0	$0	$240,000	$0
978	CAL 1-42, San Jule Apts.		$0	$0	$0	$0
988	CAL 1-43, Robert B. Pitts		$0	$0	$0	$0

Signature of Executive Director	Date:	Signature of Public Housing Director	Date:
Henry A. Alvarez III, Executive Directo X	7/14/09	X	

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP) 2009 - 2013

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

OMB Approval No. 2577-0157
(exp. 11/30/2009)

HA Name:	SAN FRANCISCO HOUSING AUTHORITY	Locality (City/County & State) SAN FRANCISCO CITY AND COUNTY, CALIFORNIA	[X] Original -	[ ] Revision No.

AMPS No.	CAL # and Development Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
980	CAL 1-18 (13), Mission Dolores		$0	$250,000	$0	$0
979	CAL 1-18 (10), Woodside Gardens		$130,000	$130,000	$0	$0
982	CAL 1-20, 3850 18th St.		$130,000	$150,000	$130,000	$60,000
986	CAL 1-30A, 462 Duboce St.		$150,000	$130,000	$130,000	$500,000
985	CAL 1-34, 4101 Noriega Street		$150,000	$0	$140,000	$0
980	CAL 1-34, 363 Noe St.		$170,000	$130,000	$130,000	$10,000
985	CAL 1-34, Great Highway		$0	$75,000	$0	$0
986	CAL 1-37, 491 31st Ave.		$250,000	$150,000	$220,000	$0
985	CAL 1-19 (2), 1750 McAllister St.		$320,000	$0	$0	$200,000
981	CAL 1-27, 350 Ellis St		$130,000	$130,000	$250,000	$75,000
983	CAL 1-21, 320/330 Clementina St.		$0	$0	$250,000	$400,000
981	CAL 1-28, 666 Ellis St	See	$130,000	$0	$250,000	$0
987	CAL 1-41, 430 Turk St.	Annual	$270,000	$0	$250,000	$350,000
N/A	PHA Wide	Statement	$1,175,000	$1,125,000	$1,175,000	$1,125,000
A.	Physical Improvements Subtotal		$8,562,010	$8,766,651	$8,317,012	$7,551,013
B.	Management Improvement		$2,510,000	$2,510,000	$2,510,000	$2,510,000
C.	HA-Wide Nondwelling Structures and Equipment		$150,000	$0	$150,000	$150,000
D.	Administration		$1,400,000	$1,400,000	$1,800,000	$1,800,000
E.	Other		$0	$0	$0	$0
F.	Operations		$2,600,000	$2,600,000	$2,600,000	$2,600,000
G.	Fees and Costs		$1,800,000	$1,800,000	$1,800,000	$1,800,000
H.	Demolition		$0	$0	$0	$0
I.	Replacement Reserve		$0	$0	$0	$0
J.	Pre-Development -MOD used for Development		$50,000	$50,000	$50,000	$50,000
K.	Total CGP Funds		$17,072,010	$17,126,651	$17,227,012	$16,461,013
L.	Total Non-CGP Funds		$0	$0	$0	$0
M.	Grand Total		$17,072,010	$17,126,651	$17,227,012	$16,461,013

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
8/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan / 2009-2013
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 966 CAL 1-1, Holly Courts Interior Unit Rehabilitation (Phase I)	As Req.	$400,000	AMP 966 CAL 1-1, Holly Courts Interior Unit Rehabilitation (Phase II)	As Req.	$400,000
	AMP 968 CAL 1-3, Sunnydale Plumbing improvements (Phase 1) Electrical improvements (Phase 1)	As Req. 100%	$100,000 $100,000	AMP 968 CAL 1-3, Sunnydale Plumbing improvements (Phase 2) Electrical improvements (Phase 2)	As Req. As Req.	$100,000 $100,000
	AMP 968 CAL 1-18 (7), Hayes Valley, Velasco			AMP 968 CAL 1-18 (7), Hayes Valley, Velasco		
	AMP 967 CAL 1-2 Potrero Terrace Site Electrical Improvements (Phase I) Concrete work t/o-walkways/sidewalks	As Req. As Req.	$100,000 $50,000	AMP 967 CAL 1-2 Potrero Terrace Plumbing improvements (Phase 1)	As Req.	$150,000
	AMP 971 CAL 1-10, Potrero Annex Plumbing improvements (Phase 1) Electrical improvements (Phase 1)	As Req. As Req.	$75,000 $75,000	AMP 971 CAL 1-10, Potrero Annex Plumbing improvements (Phase 2) Electrical improvements (Phase 2)	As Req. As Req.	$50,000 $50,000
	AMP 970 CAL 1-9, Westbrook Bathrooms repairs/improvements(Phase I) Laundry facilities New mailboxes	As Req. As Req. 100%	$250,000 $50,000 $50,000	AMP 970 CAL 1-9, Westbrook Plumbing improvements (Phase 1) Electrical improvements (Phase 1)	As Req. As Req.	$50,000 $50,000
	AMP 966 CAL 1-16, Alemany Kitchen sink and countertop replacement (Phase 2)	As Req.	$250,000	AMP 966 CAL 1-16, Alemany Plumbing improvements (Phase 1) Electrical improvements (Phase 1)	As Req. As Req.	$50,000 $50,000
	AMP 973 CAL 1-17A, Hunters' Point Underground Stream Repairs Exterior Paint Stabilization	100% 100%	$250,000 $500,000	AMP 973 CAL 1-17A, Hunters' Point Perimeter Chainlink fencing New mailboxes at highrise	100% 100%	$75,000 $25,000
	AMP 974 CAL 1-18(3) Hunters' View			AMP 974 CAL 1-18(3) Hunters' View		
	AMP 975 CAL 1-18(4) Alice Griffith Concrete Repairs/Sidewalk-walkways	100%	$50,000	AMP 975 CAL 1-18(4) Alice Griffith Electrical improvements (Phase 1) Plumbing improvements (Phase 1)	As Req. As Req.	$75,000 $75,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date: 7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 972			AMP 972		
	CAL 1-15, Ping Yuen			CAL 1-15, Ping Yuen		
	Roofing repairs	100%	$240,000	Plumbing improvements	100%	$1,240,000
				Window Replacement	100%	$2,179,640
	AMP 976			AMP 976		
	CAL 1-18 (6), Ping Yuen North			CAL 1-18 (6), Ping Yuen North		
	Replace chain link fence with matching red iron-rod fence	100%	$200,000	Boiler Replacement	100%	$300,000
	AMP 976			AMP 976		
	CAL 1-19 (1), 990 Pacific Ave.			CAL 1-19 (1), 990 Pacific Ave.		
	Exterior Painting	100%	$150,000	Exhaust Fan Replacement	100%	$100,000
	Roofing replacement	100%	$250,000	Rehabiltate Garbage Room	100%	$100,000
	AMP 972			AMP 972		
	CAL 1-36, 227 Bay Street			CAL 1-36, 227 Bay Street		
	Replace Main Entry	100%	$75,000	Relocate Side Gate	100%	$75,000
	AMP 969			AMP 969		
	CAL 1-8, Westside Courts			CAL 1-8, Westside Courts		
	Water main and sewer improvements (Phase II)	As Req.	$250,000	Water main and sewer improvements (Phase III)	As Req.	$150,000
	AMP 984			AMP 984		
	CAL 1-18(1), JFK Towers			CAL 1-18(1), JFK Towers		
	Window replacement/Waterproof rear exterior walls	100%	$300,000	Exhaust Fan Replacement	100%	$120,000
	AMP 977			AMP 977		
	CAL 1-32, 1760 Bush St.			CAL 1-32, 1760 Bush St.		
	Replace Garage Door	100%	$100,000	Elevator Rehabilitation	100%	$400,000
	Plumbing Improvements	As Req.	$150,000			
	AMP 977			AMP 977		
	CAL 1-23, 1880 Pine St.			CAL 1-23, 1880 Pine St.		
	Fire Alarm System	100%	$130,000	Ventilation system	100%	$130,000
	Paving improvements/site work	As Req.	$20,000			
	AMP 984			AMP 984		
	CAL 1-35, 2698 California Street			CAL 1-35, 2698 California Street		
	Ventilation System	100%	$400,000			
	AMP 986			AMP 986		
	CAL 1-29, 345 Arguello St.			CAL 1-29, 345 Arguello St.		
	Heat exchange tank installation	100%	$100,000			

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date: 7/14/09

Americans Program Administrator
X

Date:

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP978 CAL 1-18(5) Rosa Parks			AMP978 CAL 1-18(5) Rosa Parks		
	Elevators rehabilitation	100%	$300,000	Ventilation System	100%	$250,000
	Roofing	100%	$250,000			
	AMP 982 CAL 1-30C, 101-03 Lundys Lane			AMP 982 CAL 1-30C, 101-03 Lundys Lane		
	AMP 985 CAL 1-34, 200 Randolph Street			AMP 985 CAL 1-34, 200 Randolph Street		
	Exterior painting	100%	$100,000			
	AMP 986 CAL 1-31, 25 Sanchez St.			AMP 986 CAL 1-31, 25 Sanchez St.		
	Elevators rehabilitation	100%	$190,000			
	AMP 987 CAL 1-39A, 939 Eddy St.			AMP 987 CAL 1-39A, 939 Eddy St.		
	Upgrade Trash Disposal	100%	$50,000	Upgrade Heating System	100%	$150,000
	AMP 987 CAL 1-39B, 951 Eddy St.			AMP 987 CAL 1-39B, 951 Eddy St.		
	AMP 978 CAL 1-42, San Jule Apts.			AMP 978 CAL 1-42, San Jule Apts.		
	AMP 988 CAL 1-43, Robert B. Pitts			AMP 988 CAL 1-43, Robert B. Pitts		
	AMP 980 CAL 1-18 (13), Mission Dolores			AMP 980 CAL 1-18 (13), Mission Dolores		
				Ventilation System	100%	$250,000
	AMP 979 CAL 1-18 (10), Woodside Gardens			AMP 979 CAL 1-18 (10), Woodside Gardens		
	Fire alarm system	100%	$130,000	Ventilation System	100%	$130,000
	AMP 982 CAL 1-20, 3850 18th St.			AMP 982 CAL 1-20, 3850 18th St.		
	Ventilation System	100%	$130,000	Exterior painting	100%	$150,000

Signature of Executive Director — Date: 7/14/09

X

Henry A. Alvarez III, Executive Director

Signature of Public Housing Director/Office of Native Americans Program Administrator — Date:

X

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	AMP 980			AMP 980		
	CAL 1-30A, 462 Duboce St.			CAL 1-30A, 462 Duboce St.		
	Exterior painting	100%	$150,000	Fire alarm system	100%	$130,000
	AMP 985			AMP 985		
	CAL 1-34, 4101 Noriega Street			CAL 1-34, 4101 Noriega Street		
	Exterior painting	100%	$150,000			
	AMP 980			AMP 980		
	CAL 1-34, 363 Noe St.			CAL 1-34, 363 Noe St.		
	Waterproofing	100%	$70,000	Window improvements	100%	$130,000
	Hydronic radiation rehabilitation	100%	$100,000			
	AMP 985			AMP 985		
	CAL 1-34, Great Highway			CAL 1-34, Great Highway		
				Replace 16 Patio doors and frames	100%	$75,000
	AMP 986			AMP 986		
	CAL 1-37, 491 31st Ave.			CAL 1-37, 491 31st Ave.		
	Boiler Replacement	100%	$250,000	Stove and hood rehabilitation	100%	$150,000
	AMP 985			AMP 985		
	CAL 1-19 (2), 1750 McAllister St.			CAL 1-19 (2), 1750 McAllister St.		
	Elevators rehabilitation	100%	$320,000			
	AMP 981			AMP 981		
	CAL 1-27, 350 Ellis St			CAL 1-27, 350 Ellis St		
	Elevators rehabilitation	100%	$130,000	Fire alarm system	100%	$130,000
	AMP 983			AMP 983		
	CAL 1-21, 320/330 Clementina St.			CAL 1-21, 320/330 Clementina St.		
	AMP 981			AMP 981		
	CAL 1-28, 666 Ellis St			CAL 1-28, 666 Ellis St		
	Fire alarm system	100%	$130,000			
	AMP 987			AMP 987		
	CAL 1-41, 430 Turk St.			CAL 1-41, 430 Turk St.		
	Fire alarm system	100%	$270,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date
X Henry A. Alvarez III, Executive Director	7/14/09	X	

Part II: Supporting Pages — **and Urban Development**
Physical Needs Work Statement(s) — **Office of Public and Indian Housing**
Capital Fund Program (CFP)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 2010 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Work Statement for Year 3 2011 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	PHA-Wide			PHA-Wide		
	HA-Wide Lead Abatement	As Req.	$75,000	HA-Wide Lead Abatement	As Req.	$75,000
	HA-Wide Asbestos Abatement	As Req.	$75,000	HA-Wide Asbestos Abatement	As Req.	$75,000
	Mold and Mildew Remediation	As Req.	$75,000	Mold and Mildew Remediation	As Req.	$75,000
	Blood-born pathogens decontamination	As Req.	$25,000	Blood-born pathogens decontamination	As Req.	$25,000
	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000
	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000
	HA-Wide New appliances	As Req.	$50,000	HA-Wide New appliances	As Req.	$50,000
	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000
	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000
	Hardwire smoke detectors	As Req.	$50,000	Hardwire smoke detectors	As Req.	$50,000
	Elevator upgrades	As Req.	$50,000	Elevator upgrades	As Req.	$50,000
	Surveillance cameras	As Req.	$50,000	Surveillance cameras	As Req.	$50,000
	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000
	Landscaping	As Req.	$50,000	Landscaping	As Req.	$50,000
	Rooftop ventilation and heat pump improvements	As Req.	$50,000	Rooftop ventilation and heat pump improvements	As Req.	$50,000
	Electrical Improvements	As Req.	$50,000	Electrical Improvements	As Req.	$50,000
	Plumbing Improvements	As Req.	$50,000	Plumbing Improvements	As Req.	$50,000
	HVAC Improvements	As Req.	$50,000	HVAC Improvements	As Req.	$50,000
	HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	As Req.	$100,000	HA Wide interior common space improvements, including furnishings, fixtures and equipment (FA)	As Req.	$50,000
	Gutter/Downspout replacement	As Req.	$50,000	Gutter/Downspout replacement	As Req.	$50,000
	Replacement Housing and Revitalization	As Req.	$50,000	Replacement Housing and Revitalization	As Req.	$50,000
	Non-Dwelling Equipment			Non-Dwelling Equipment		
	Administration of CGP (10%)	100%	$1,400,000	Administration of CGP (10%)	100%	$1,400,000
	Fees and Costs	100%	$1,800,000	Fees and Costs	100%	$1,800,000
	Operaing Subsidy	100%	$2,600,000	Operaing Subsidy	100%	$2,600,000
	Subtotal of Estimated Cost:		$14,360,000	Subtotal of Estimated Cost:		$14,564,640

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date
X Henry A. Alvarez III, Executive Director	7/14/09	X	

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 966			AMP 966		
CAL 1-1, Holly Courts			CAL 1-1, Holly Courts		
Interior Unit Rehabilitation (Phase III)	As Req.	$400,000	Interior Unit Rehabilitation (Phase IV)	As Req.	$400,000
AMP 968			AMP 968		
CAL 1-3, Sunnydale			CAL 1-3, Sunnydale		
Plumbing improvements (Phase 3)	As Req.	$100,000	Plumbing improvements (Phase 4)	As Req.	$100,000
Electrical improvements (Phase 3)	As Req.	$100,000	Electrical improvements (Phase 4)	As Req.	$100,000
AMP 968			AMP 968		
CAL 1-18 (7), Hayes Valley, Velasco			CAL 1-18 (7), Hayes Valley, Velasco		
AMP 967			AMP 967		
CAL 1-2 Potrero Terrace			CAL 1-2 Potrero Terrace		
Plumbing improvements (Phase 2)	As Req.	$150,000	Erosion Stabilization	As Req.	$250,000
AMP 971			AMP 971		
CAL 1-10, Potrero Annex			CAL 1-10, Potrero Annex		
Plumbing improvements (Phase 3)	As Req.	$50,000	Plumbing improvements (Phase 4)	As Req.	$50,000
Electrical improvements (Phase 3)	As Req.	$50,000	Electrical improvements (Phase 4)	As Req.	$50,000
AMP 970			AMP 970		
CAL 1-9, Westbrook			CAL 1-9, Westbrook		
Plumbing improvements (Phase 2)	As Req.	$50,000	Plumbing improvements (Phase 3)	As Req.	$50,000
Electrical improvements (Phase 2)	As Req.	$50,000	Electrical improvements (Phase 3)	As Req.	$50,000
AMP 966			AMP 966		
CAL 1-16, Alemany			CAL 1-16, Alemany		
Plumbing improvements (Phase 2)	As Req.	$50,000	Plumbing improvements (Phase 3)	As Req.	$50,000
Electrical improvements (Phase 2)	As Req.	$50,000	Electrical improvements (Phase 3)	As Req.	$50,000
AMP 973			AMP 973		
CAL 1-17A, Hunters' Point			CAL 1-17A, Hunters' Point		
Plumbing improvements (Phase 1)	As Req.	$75,000	Plumbing improvements (Phase 2)	As Req.	$75,000
Electrical improvements (Phase 1)	As Req.	$75,000	Electrical improvements (Phase 2)	As Req.	$75,000
AMP 974			AMP 974		
CAL 1-18(3) Hunters' View			CAL 1-18(3) Hunters' View		
AMP 975			AMP 975		
CAL 1-18(4) Alice Griffith			CAL 1-18(4) Alice Griffith		
Plumbing improvements (Phase 2)	As Req.	$75,000	Heating/hot water systems upgrade	100%	$500,000
Electrical improvements (Phase 2)	As Req.	$75,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date:
X Henry A. Alvarez III, Executive Director	7/17/09	X	

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 972			AMP 972		
CAL 1-15, Ping Yuen			CAL 1-15, Ping Yuen		
			Door replacement at stairwells	100%	$2,179,000
AMP 976			AMP 976		
CAL 1-18 (6), Ping Yuen North			CAL 1-18 (6), Ping Yuen North		
Windows rehabilitation	100%	$2,000,000	Elevator Upgrade	100%	$500,000
AMP 976			AMP 976		
CAL 1-19 (1), 990 Pacific Ave.			CAL 1-19 (1), 990 Pacific Ave.		
Boiler Replacement	100%	$250,000	Range and Cabinet Replacement	100%	$150,000
AMP 972			AMP 972		
CAL 1-36, 227 Bay Street			CAL 1-36, 227 Bay Street		
AMP 969			AMP 969		
CAL 1-8, Westside Courts			CAL 1-8, Westside Courts		
Plumbing improvements (Phase 1)	As Req.	$50,000	Plumbing improvements (Phase 2)	As Req.	$50,000
Electrical improvements (Phase 1)	As Req.	$50,000	Electrical improvements (Phase 2)	As Req.	$50,000
AMP 984			AMP 984		
CAL 1-18(1), JFK Towers			CAL 1-18(1), JFK Towers		
AMP 977			AMP 977		
CAL 1-32, 1760 Bush St.			CAL 1-32, 1760 Bush St.		
Elevators rehabilitation	100%	$400,000	Plumbing improvements	100%	$100,000
AMP 977			AMP 977		
CAL 1-23, 1880 Pine St.			CAL 1-23, 1880 Pine St.		
AMP 984			AMP 984		
CAL 1-35, 2698 California Street			CAL 1-35, 2698 California Street		
Plumbing improvements	100%	$170,000			
AMP 986			AMP 986		
CAL 1-29, 345 Arguello St.			CAL 1-29, 345 Arguello St.		
Carpeting	100%	$60,000			
AMP 978			AMP 978		
CAL 1-18(5) Rosa Parks			CAL 1-18(5) Rosa Parks		
Roofing	100%	$250,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date
X Henry A. Alvarez III, Executive Director	7/14/00	X	

Part II: Supporting Pages and Urban Development
Physical Needs Work Statement(s) **Office of Public and Indian Housing**
Capital Fund Program (CFP)

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 982			AMP 982		
CAL 1-30C, 101-03 Lundys Lane			CAL 1-30C, 101-03 Lundys Lane		
AMP 985			AMP 985		
CAL 1-34, 200 Randolph Street			CAL 1-34, 200 Randolph Street		
AMP 986			AMP 986		
CAL 1-31, 25 Sanchez St.			CAL 1-31, 25 Sanchez St.		
Boilers replacement	100%	$250,000			
AMP 987			AMP 987		
CAL 1-39A, 939 Eddy St.			CAL 1-39A, 939 Eddy St.		
Boilers replacement	100%	$280,000			
Carpet replacement in common areas	100%	$40,000			
AMP 987			AMP 987		
CAL 1-39B, 951 Eddy St.			CAL 1-39B, 951 Eddy St.		
Ventilation System	100%	$120,000			
Carpet replacement in common areas	100%	$120,000			
AMP 978			AMP 978		
CAL 1-42, San Jule Apts.			CAL 1-42, San Jule Apts.		
AMP 988			AMP 988		
CAL 1-43, Robert B. Pitts			CAL 1-43, Robert B. Pitts		
AMP 980			AMP 980		
CAL 1-18 (13), Mission Dolores			CAL 1-18 (13), Mission Dolores		
AMP 979			AMP 979		
CAL 1-18 (10), Woodside Gardens			CAL 1-18 (10), Woodside Gardens		
AMP 982			AMP 982		
CAL 1-20, 3850 18th St.			CAL 1-20, 3850 18th St.		
Fire alarm system	100%	$130,000	Mailbox replacement	100%	$60,000
AMP 986			AMP 986		
CAL 1-30A, 462 Duboce St.			CAL 1-30A, 462 Duboce St.		
Ventilation system	100%	$130,000	Boilers replacement	100%	$250,000
			Heating system upgrades	100%	$250,000
AMP 985			AMP 985		
CAL 1-34, 4101 Noriega Street			CAL 1-34, 4101 Noriega Street		
Electrical upgrades	As Req.	$80,000			
Plumbing upgrades	As Req.	$60,000			

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native Americans Program Administrator	Date
X Henry A. Alvarez III, Executive Director	7/14/09	X	

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 980		
CAL 1-34, 363 Noe St.		
Ventilation system	100%	$130,000
AMP 985		
CAL 1-34, Great Highway		
AMP 986		
CAL 1-37, 491 31st Ave.		
Carpet replacement in common areas	100%	$70,000
Ventilation system	100%	$150,000
AMP 985		
CAL 1-19 (2), 1750 McAllister St.		
AMP 981		
CAL 1-27, 350 Ellis St		
Boilers replacement	100%	$250,000
AMP 983		
CAL 1-21, 320/330 Clementina St.		
Ventilation system	100%	$250,000
AMP 981		
CAL 1-28, 666 Ellis St		
Boilers replacement	100%	$250,000
AMP 987		
CAL 1-41, 430 Turk St.		
Boilers replacement	100%	$250,000

Work Statement for Year 5 2013 Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
AMP 980		
CAL 1-34, 363 Noe St.		
Plumbing upgrades	As Req.	$10,000
AMP 985		
CAL 1-34, Great Highway		
AMP 986		
CAL 1-37, 491 31st Ave.		
AMP 985		
CAL 1-19 (2), 1750 McAllister St.		
Plumbing/heating improvements	100%	$200,000
AMP 981		
CAL 1-27, 350 Ellis St		
Garbage Chute Modification	100%	$75,000
AMP 983		
CAL 1-21, 320/330 Clementina St.		
Elevator Repairs	100%	$400,000
AMP 981		
CAL 1-28, 666 Ellis St		
AMP 987		
CAL 1-41, 430 Turk St.		
Elevator Repairs	100%	$350,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date
7/14/09

Americans Program Administrator
X

Date

Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

and Urban Development
Office of Public and Indian Housing

Work Statement for Year 4 2012			Work Statement for Year 5 2013		
Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
PHA-Wide			PHA-Wide		
HA-Wide Lead Abatement	As Req.	$75,000	HA-Wide Lead Abatement	As Req.	$75,000
HA-Wide Asbestos Abatement	As Req.	$75,000	HA-Wide Asbestos Abatement	As Req.	$75,000
Mold and Mildew Remediation	As Req.	$75,000	Mold and Mildew Remediation	As Req.	$75,000
Blood-born pathogens decontamination	As Req.	$25,000	Blood-born pathogens decontamination	As Req.	$25,000
HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000	HA-Wide 504/ADA reasonable accommodations (FA)	As Req.	$75,000
HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000	HA-Wide fire unit repair and vacant units rehabilitation (FA)	As Req.	$50,000
HA-Wide New appliances	As Req.	$50,000	HA-Wide New appliances	As Req.	$50,000
HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000	HA-Wide Sidewalk repair/replacement and fences (FA)	As Req.	$50,000
HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000	HA-Wide Community facilities and Playground repairs/replacem.	As Req.	$50,000
Hardwire smoke detectors	As Req.	$50,000	Hardwire smoke detectors	As Req.	$50,000
Elevator upgrades	As Req.	$50,000	Elevator upgrades	As Req.	$50,000
Surveillance cameras	As Req.	$50,000	Surveillance cameras	As Req.	$50,000
Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000	Modernization of Property Offices PHA Wide (FA)	As Req.	$50,000
Landscaping	As Req.	$50,000	Landscaping	As Req.	$50,000
Rooftop ventilation and heat pump improvements	As Req.	$50,000	Rooftop ventilation and heat pump improvements	As Req.	$50,000
Electrical Improvements	As Req.	$50,000	Electrical Improvements	As Req.	$50,000
Plumbing Improvements	As Req.	$50,000	Plumbing Improvements	As Req.	$50,000
HVAC Improvements	As Req.	$50,000	HVAC Improvements	As Req.	$50,000
HA Wide interior common space improvements, including furnishings, fixtures	As Req.	$100,000	HA Wide interior common space improvements, including furnishings, fixtures and e	As Req.	$50,000
Gutter/Downspout replacement	As Req.	$50,000	Gutter/Downspout replacement	As Req.	$50,000
Replacement Housing and Revitalization	As Req.	$50,000	Replacement Housing and Revitalization	As Req.	$50,000
Non-Dwelling Equipment			Non-Dwelling Equipment		
Administration of CGP (10%)	100%	$1,400,000	Administration of CGP (10%)	100%	$1,400,000
Fees and Costs	100%	$1,800,000	Fees and Costs	100%	$1,800,000
Operaing Subsidy	100%	$2,600,000	Operaing Subsidy	100%	$2,600,000
Subtotal of Estimated Cost:		$14,115,000	Subtotal of Estimated Cost:		$13,349,000

Signature of Executive Director
X
Henry A. Alvarez III, Executive Director

Date: 7/12/00

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

Five-Year Action Plan / 2009-2013
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement	Work Statement for Year 2 2010	Activities		Work Statement for Year 3 2011	Activities	
for Year 1 FFY 2009	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	Community Supportive Services	100%	$710,000	Community Supportive Services	100%	$710,000
	Improve security	100%	$1,800,000	Improve security	100%	$1,800,000
	Subtotal of Estimated Cost:		$2,510,000	Subtotal of Estimated Cost:		$2,510,000

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3

Five-Year Action Plan / 2009-2013
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement	Work Statement for Year 4 2012	Activities		Work Statement for Year 5 2013	Activities	
for Year 1 FFY 2009	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Development Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
See Annual Statement	Community Supportive Services	100%	$710,000	Community Supportive Services	100%	$710,000
	Improve security	100%	$1,800,000	Improve security	100%	$1,800,000
	Subtotal of Estimated Cost: $2,510,000			Subtotal of Estimated Cost: $2,510,000		

Signature of Executive Director
Henry A. Alvarez III, Executive Director
X

Date:
7/14/09

Signature of Public Housing Director/Office of Native Americans Program Administrator
X

Date:

form HUD-52834 (10/96)
ref Handbook 7485.3