



Good Neighbors

San Diego
Housing Commission

REPORT

DATE ISSUED: November 7, 2006

REPORT NO: HCR06-86

ATTENTION: Chair and Members of the Housing Commission
For the Agenda of November 17, 2006

SUBJECT: Amended FY07 Agency Plan (Citywide)

REQUESTED ACTION:

Approve the Housing Commission's Amended FY2007 Agency Plan, and authorize its submittal to the U.S. Department of Housing and Urban Development (HUD).

STAFF RECOMMENDATION:

1. Approval of the Amended FY07 Agency Plan (Attachment 1), that identifies the Housing Commission proposal to convert its Public Housing stock from the Conventional Public Housing program to a rental assistance voucher system.
2. Authorize transmittal of the Amended FY07 Agency Plan to the U.S. Department of Housing and Urban Development (HUD), for a 75-day review and approval process.

BACKGROUND:

The Agency Plan is a guide to the Housing Commission's policies and strategies for meeting local housing needs and goals for the Public Housing and Section 8 programs only. An Amendment to the Housing Commission's approved FY07 Agency Plan is required because a proposed substantial change to the Public Housing program is scheduled to begin in fiscal year 2007. This amendment only addresses the proposed change to the Public Housing program.

DISCUSSION:

The Housing Commission's proposal to convert its Public Housing stock to a rental assistance voucher program is prompted by a steady decrease in HUD funding for Public Housing maintenance and capital improvements, and an increasing inflexibility in the use of the Public Housing operating subsidy. The proposal aligns with Strategy #1 of the Housing Commission's Business Plan, "Further the Agency's Mission of creating affordable housing opportunities for low and moderate income families, senior and persons with disabilities" and Strategy #2, "Increase state and local revenue sources to relieve financial dependency on the federal government..."

There is a 75-day federal review period that begins on the date that HUD electronically receives the Amended FY07 Agency Plan. The review will be based on completeness of information included, consistency with the City's Consolidated Plan, and compliance with applicable federal



laws. Any deficiencies identified by HUD will be immediately brought to the Housing Commission's attention to allow for additional information to be provided and reviewed by HUD within the 75-day review period. The Amended FY07 Agency Plan will be automatically approved if HUD does not disapprove it within the 75-day review period.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

As part of the Agency Plan development process, the Housing Commission established a Resident Advisory Board (RAB). The RAB advises the Housing Commission in Agency Plan development by providing input on any new activity or modification to its housing programs. The RAB membership consists of individuals who reflect and represent the residents assisted by the agency. On September 13, 2006, Housing Commission staff met with the RAB to discuss and receive their input on the proposed change to the Public Housing program.

The Amended FY07 Agency Plan was noticed for a public review and comment period from September 2, 2006, through October 16, 2006. The public notice also indicated that the Housing Commission would host a public meeting on October 17th to formally receive comments from the public regarding the proposed change. The October 17th public meeting was attended by twelve members of the public who were also residents of Public Housing. Residents in attendance voiced support for the proposal. Three written comments were received as a result of the public comment period and are included as Attachment 2.

ENVIRONMENTAL REVIEW:

This activity is "not a project" and is categorically exempt under the applicable provisions of the California Environmental Quality Act.

Respectfully submitted,

Steve Snyder
Director of Facilities

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
President &
Chief Executive Officer

- Attachments: 1. Amended FY07 Annual Agency Plan
2. Three letters from Public Housing Residents

Distribution of these attachments may be limited. Copies are available for review during business hours at the Housing Commission offices at 1625 Newton Avenue.

PHA Plans**Streamlined Annual
Version**

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

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

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

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

Streamlined Amended Annual PHA Plan for Fiscal Year: 2007

PHA Name:

San Diego Housing Commission

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

**Streamlined Annual PHA Plan
Agency Identification**

PHA Name: San Diego Housing Commission

PHA Number: CA063

PHA Fiscal Year Beginning: (07/2006)

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 1,366 Number of S8 units: Number of public housing units:
 Number of S8 units: 12,043

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

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

PHA Plan Contact Information:

Name: Rudy V. Cervantes Phone: 619-578-7457
 TDD: Email (if available): rudy@sdhc.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other

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

Main business office of the PHA PHA development management offices
 Other – PHA Local Offices

Streamlined Annual PHA Plan

Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8 Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities.*

C. ATTACHMENTS

- Attachment A – Section 8 Administrative Plan (ca063a07)
- Attachment B – Section 8 Administrative Plan FY07 Revision Grid (ca063b07)
- Attachment C – Project Based Vouch Program FY07 Revision Grid (ca063c07)
- Attachment D – Project Based Vouch Program Description (ca063d07)

- Attachment E – Public Housing Admissions and Continued Occupancy Policy (ca063e07)
- Attachment F – Public Housing ACOP FY07 Revision Grid (ca063e07)
- Attachment G – Deconcentration Income Analysis (ca063g07)
- Attachment H – Deconcentration Income Analysis – Excel Tables (ca063h07)
- Attachment I – Flat Rent Tables (ca063i07)
- Attachment J – Resident Charges for Maintenance (ca063j07)
- Attachment K – Conversion of Public Housing Unit – Market Street Office (ca063k07)
- Attachment L – Conversion of Public Housing Unit – Pulitzer Place Office (ca063l07)
- Attachment M – Conversion of Public Housing Unit – Santa Margarita Office (ca063m07)
- Attachment N – Resident Advisory Board Members (ca063n07)
- Attachment O – Resident Advisory Board Member Comments (ca063o07)
- Attachment P – San Diego Housing Commission Board of Commissioners (ca063p07)
- Attachment Q – Agency Plan Progress Statement (ca063q07)
- Attachment V – FY07 Annual Agency Plan (ca063v07)
- Attachment V – FY07 Agency Plan Capital Fund Tables (ca063v07)

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? **NO**
 If yes, complete the following table; if not skip to

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s): N/A

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

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

Seek HUD approved replacement of the following (35) public housing units lost to San Diego City Schools under eminent domain statute. Thirty-Six (36) replacement units will be located at the University Canyon Apartments located at 2052 through 2095 Via Las Cumbres, San Diego, CA.

3331 Van Dyke #1

3331 Van Dyke #2

3331 Van Dyke #3
3331 Van Dyke #4
3331 Van Dyke #5
3331 Van Dyke #6
3410 43rd #1
3410 43rd #2
3410 43rd #3
3410 43rd #4
3420 43rd #1
3420 43rd #2
3420 43rd #3
3420 43rd #4
3420 43rd #5
3420 43rd #6
3759 Ward #1
3759 Ward #2
3759 Ward #3
3759 Ward #4
3759 Ward #5
4118 52nd
4118 1/2 52nd
4120 52nd
4120 1/2 52nd
4122 52nd
4122 1/2 52nd
4124 52nd
4124 1/2 52nd
4126 52nd
4126 1/2 52nd
4128 52nd
4128 1/2 52nd
4130 52nd
4132 52nd

Three dwelling units, one at 4053 - 4083 Pulitzer Place, one at 5359-5389 Santa Margarita, and another at 4451-4459 Market Street will be converted for non-public housing use. The purpose of this deprogramming is to provide resident managers with dwelling units and site-based offices to support the Commission's transition to HUD's Asset Management model. Resident manager households are not eligible for the public housing program.

Studies will be conducted to determine the viability of disposition of 38 single family homes, located at the following address, which are included in the HUD Scattered Site Public Housing Development (CA16-P063-013). If a decision is made to sell those single family units, the intent would be to replace units sold with a comparable number of units, using the proceeds from the sale.

Address	Zip
4123 AREY DR	92154
4314 DARWIN WAY	92154
4334 EBERSOLE DR	92154
4181 ENERO ST	92154
1170 ILEXEY AVE	92154
1366 ILEXEY AVE	92154
4230 KIMSUE WAY	92154
1255 KOSTNER DR	92154
4259 LAYLA CT	92154
4276 LAYLA CT	92154
4256 LAYLA WAY	92154
4269 LAYLA WAY	92154
4274 LAYLA WAY	92154
4339 MARCIA CT	92154
4074 MARCWADE DR	92154
4150 MARCWADE DR	92154
4186 MARCWADE DR	92154
4293 MARCWADE DR	92154
4331 MARGE WAY	92154
4334 MARGE WAY	92154

Address	Zip
1152 NEVIN ST	92154
8505 NOELINE AVE	92114
5974 OLD MEMORY LANE	92114
4034 PETERLYNN CT	92154
1232 PETERLYNN DR	92154
1327 PETERLYNN DR	92154
1405 PETERLYNN DR	92154
1506 PETERLYNN DR	92154
1530 PETERLYNN DR	92154
4024 PETERLYNN WAY	92154
1128 RANSOM ST	92154
1145 RANSOM ST	92154
1169 RANSOM ST	92154
4233 STU CT	92154
1041 TWINING AVE	92154
1144 TWINING AVE	92154
1250 TWINING AVE	92154
1317 TWINING AVE	92154
4123 AREY DR	92154
1152 NEVIN ST	92154

The San Diego Housing Commission proposes to convert from the Conventional Public Housing Program to a tenant based voucher system, affecting its entire stock of 1366 Public Housing units, listed below by HUD project number, while adequately protecting the current Public Housing residents, and supporting efforts to expand affordable housing opportunities in the City of San Diego.

Project Street Location	HUD Project No.
1ST AVE	CA 16-PO-63-018
30TH	CA 16-PO-63-050
30TH	CA 16-PO-63-063
32ND	CA 16-PO-63-055
33RD	CA 16-PO-63-013
33RD	CA 16-PO-63-049
33RD	CA 16-PO-63-060
34TH	CA 16-PO-63-015
35TH	CA 16-PO-63-015
36TH	CA 16-PO-63-063
37TH	CA 16-PO-63-013
38TH	CA 16-PO-63-049
39TH	CA 16-PO-63-013
42ND	CA 16-PO-63-020
44TH	CA 16-PO-63-020
44TH	CA 16-PO-63-021
44TH	CA 16-PO-63-050
45TH	CA 16-PO-63-049
47TH	CA 16-PO-63-013
48TH	CA 16-PO-63-013
51ST	CA 16-PO-63-049
54TH	CA16-PO-63-046
A ST	CA 16-PO-63-026

Project Street Location	HUD Project No.
ALABAMA ST	CA 16-PO-63-058
ALAQUINAS DR	CA 16-PO-63-028
ALTADENA AVE	CA 16-PO-63-013
ALTADENA AVE	CA 16-PO-63-020
ALTADENA AVE	CA 16-PO-63-057
ARIZONA ST	CA 16-PO-63-055
AVERIL RD	CA 16-PO-63-059
BANCROFT ST	CA 16-PO-63-050
BELDEN ST #1 - #163	CA 16-PO-63-014
BELDEN ST #164-#243	CA 16-PO-63-035
BOSTON AVE	CA 16-PO-63-043
BOSTON AVE	CA 16-PO-63-048
CALLE PRIMERA	CA 16-PO-63-038
CARDINAL RD	CA 16-PO-63-026
CHAMOUNE AVE	CA 16-PO-63-015
CHEROKEE AVE	CA 16-PO-63-013
CHEROKEE AVE	CA 16-PO-63-049
CHEROKEE AVE	CA 16-PO-63-050
E. JEWETT ST	CA 16-PO-63-013
EASTMAN ST	CA 16-PO-63-055
EL CAMINO REAL	CA 16-PO-63-047
FAIRMOUNT AVE	CA 16-PO-63-013
FIGUEROA ST	CA 16-PO-63-013

Project Street Location	HUD Project No.
FLORIDA ST	CA 16-PO-63-013
FULTON ST	CA 16-PO-63-044
GENESEE AVE	CA 16-PO-63-016
GEORGIA ST	CA 16-PO-63-013
GLENHAVEN ST	CA 16-PO-63-013
GOLFCREST DR	CA 16-PO-63-044
GRAND AVE	CA 16-PO-63-043
GRIM AVE	CA 16-PO-63-013
GROVE AVE	CA 16-PO-63-027
GROVE AVE	CA 16-PO-63-040
HAMILTON ST	CA 16-PO-63-013
HAWTHORN ST	CA 16-PO-63-021
HIGHLAND AVE	CA 16-PO-63-013
HOLLISTER ST	CA 16-PO-63-022
HOMES	CA 16-PO-63-013
HORNBLEND ST	CA 16-PO-63-055
HURLBUT ST	CA 16-PO-63-013
IVY ST	CA 16-PO-63-050
JUNIPER ST	CA 16-PO-63-023
JUNIPER ST	CA 16-PO-63-032
LEVANT ST	CA 16-PO-63-055
LOUISIANA ST	CA 16-PO-63-013
MAPLE ST	CA 16-PO-63-017
SYCAMORE RD	CA 16-PO-63-033
TAIT ST	CA 16-PO-63-013

Project Street Location	HUD Project No.
MARKET ST	CA 16-PO-63-058
MARYLAND ST	CA 16-PO-63-037
MEADE AVE	CA 16-PO-63-013
MEADE AVE	CA 16-PO-63-018
MIRA MESA BLVD	CA 16-PO-63-059
MUIR AVE	CA 16-PO-63-013
NAPLES ST	CA 16-PO-63-026
NOELINE AVE	CA 16-PO-63-013
OAKCREST DR	CA 16-PO-63-013
OLD MEMORY LANE	CA 16-PO-63-013
OREGON ST	CA 16-PO-63-013
POPLAR ST	CA 16-PO-63-019
PULITZER PLACE	CA 16-PO-63-039
RACHAEL AVE	CA 16-PO-63-026
REX AVE	CA 16-PO-63-013
REX AVE	CA 16-PO-63-020
SANTA MARGARITA	CA 16-PO-63-030
SARANAC ST	CA 16-PO-63-044
STREAMVIEW DR	CA 16-PO-63-013
SWIFT AVE	CA 16-PO-63-013
SYCAMORE RD	CA 16-PO-63-024
SYCAMORE RD	CA 16-PO-63-025
SYCAMORE RD	CA 16-PO-63-031
VAN DYKE AVE	CA 16-PO-63-015
WILSON AVE	CA 16-PO-63-049
Single Family Homes	CA 16-PO-63-013

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: N/A

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

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

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:) **The project-basing of units targeted for low and very low-income households with special needs, such as victims of domestic violence and homeless persons, enables providing both housing and services to this population. This reduces homelessness in San Diego. This is not possible with tenant-based vouchers.**
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): **There are 59 project based units currently being funded scattered throughout the City of San Diego. They are located in census tracts 21, 25.02, 27.04, 53, 68 and 91.05. The San Diego Housing Commission plans to issue an additional 100 project-based vouchers during FY2007. These will be scattered throughout the City of San Diego**

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of San Diego, CA
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. **Housing Choice Voucher Program, Public Housing Management, Project Based assistance, Homeownership programs, Project Development**
- Other: (list below)

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

As stated in the Consolidated Plan, the San Diego Housing Commission is the major public agency involved in the production of affordable housing in the San Diego area. The Consolidated Plan supports the PHA Plan in a variety of different ways. The housing programs seek to implement the following Consolidated Plan goals:

- Expand and preserve a continuum of affordable housing opportunities
- Revitalize low and moderate income neighborhoods to create healthy and sustainable neighborhoods

Additionally, the Housing Commission is a vital resource and committed to the Plan's goals through its public housing and Section 8 programs. These programs provide rental assistance to alleviate housing cost burden, including severe cost burden, experienced by lower-income households with incomes less than eighty percent (80%) of Median Area Income (MAI):

- To provide improved living conditions for extremely low and low-income families while maintaining their rent payments at an affordable level;
- To promote freedom of housing choice and spatial deconcentration of lower income and minority families;

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X 50077	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X 50076	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	FY06 Action Plan for Community Development (Consolidated Plan)
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents.	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	<input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Public Housing Utility Allowance Schedule	Annual Plan: Rent Determination
X	Schedule of Resident Charges	Annual Plan: Operations And Maintenance
X	Public Housing Lease	Annual Plan: Operations And Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Deprogramming of public housing unit	Annual Plan: Operations And Maintenance
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Amended FY07 Agency Plan

San Diego Housing Commission

Streamlined Annual PHA Plan for Fiscal Year: 2007

**7. Capital Fund Program Annual Statement/Performance and Evaluation
Report and Replacement Housing Factor**

Submitted as file # ca063v07 – Agency Plan CAP Tables

Amended FY07 Agency Plan

San Diego Housing Commission

Streamlined Annual PHA Plan for Fiscal Year: 2007

8. Capital Fund Program Five-Year Action Plan

Submitted as file # ca063v07 – Agency Plan CAP Tables

Amended FY07 Agency Plan

**Certification of Consistency
with the Consolidated Plan**

U.S. Department of Housing
and Urban Development

SAVE

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan
(Type or clearly print the following information:)

Applicant Name: San Diego Housing Commission

Project Name: FY07 Amended Annual Agency Plan

Location of the Project: City of San Diego

Name of the Federal Program to which the applicant is applying: FY07 Annual Agency Plan

Name of Certifying Jurisdiction: City of San Diego, California

Certifying Official of the Jurisdiction Name: Amy Benjamin

Title: Program Analyst

Signature: *Amy Benjamin*

Date: 8/30/06

ATTACHMENT 2

Theodore A. & Sevilla B. Burns
7544 Fulton Street, Apt. 12, San Diego, California 92111
Telephone: (858) 277-7178, Cell Phone: (619) 300-7553
Email: taburns@taburns.cts.com

October 8, 2006

San Diego Housing Commission, Attn.: Rudy Cervantes
1625 Newton Avenue, San Diego, California 92113

To whom it may concern;

I, would herewith like to inform you of my negative response to the San Diego Housing Commissions purposed change from Public Housing to the Section 8 Voucher Program, for all tenants now living in Public Housing. At first this seems to be a great, idea but after a closer look, this will not solve the Commissions problems with the financing of their public housing units. The repair and maintenance costs will not decrease if you plan to keep the units up to the same standards as they are now. To reduce these would mean the units would fall into such a state of disrepair that they would soon or later need to be torn down and replaced. This would reduce the number of affordable housing in San Diego even more, or the participants of the section 8 program would have to continue to move to areas of San Diego, where they do not wish to live, because these will be the only areas left where they can afford to live. Pushing a certain group of citizens into ghettos cannot be what the city council has in mind, if they plan to have balanced neighborhoods, as they keep saying.

It is well known that HUD is continuing to reduce the amount of money it is providing to cities thru out the country, however, public housing is not the only fund being decreased, so is the fund for the section 8 program. Since the meeting I, took part in on September 20, 2006, I have been emailing, writing and calling cities thru out the state and nationally, to find out what they have been doing, or plan on doing about the very same problem.

I, have spoken with mayors, city council members, housing commissions in many smaller, but also larger cities, and I have called and spoken to several different employees of HUD, both here in the state and Washington, D.C., to find out what possible solutions they have found, tried out or plan on making. One seems to keep coming up, and that is "the sale of public housing units," to organizations that run affordable housing. This also cannot be what the city wants, along with its citizens. San Diego already has lost respectability nationwide, I cannot belief that our city council and mayor would want this matter added to the problems the city already faces now!

I, receive emails and calls almost daily as more of the cities I contacted return my calls and email inquiries. With information from their public records about their, problems and solutions, many also tell me that they would like to speak with our mayor, city council and housing commission. I belief that the mayor, city council and the housing commission should sit down, come up with a plan of action on the city's goal in affordable housing and then invite the public, not the way it is happening now. There are people out there that can help, maybe this should be looked into first, before the city converts its Public Housing.

Sincerely,

Theodore Allen Burns

Cc. Complete City Council,
HUD
San Diego Union Tribune

October 10, 2006
7745 Belden St. Apt. 142
San Diego, CA 92111

Dear Mr. Cervantes,

As a 76 year old woman who lives on Social Security of \$568⁰⁰ a month, I am very concerned about the proposed plan to change Public Housing to Section 8 Housing.

My main concern is: could this be one step away from private ownership and a company running this housing for profit?

I am afraid. Under Section 8 or private ownership, if my rent was raised what would I do?

Thank you for your consideration.

Sincerely,
Billie Aator

Janell L. Diamond
4735 35th Street, Apt # 3
San Diego, CA 92116
October 16, 2006

Rudy Cervantes
650 Gateway Center, Suite D
San Diego, CA 92102

Dear Rudy Cervantes,

I'm in full agreement with the proposed changes that the San Diego Housing Commission is attempting to implement regarding the transition from Public Housing to a tenant based voucher system.

I full support the efforts being made to help better the lives of the residents under the Public Housing program. I being a single mother would greatly benefit from the proposed change.

Thank you,
Janell L. Diamond