



Good Neighbors

San Diego
Housing Commission

REPORT

DATE: For the Agenda of March 23, 2001 **Item 102**

REPORT NO.: HCR01-037

SUBJECT: Annual Agency Plan (Citywide)

SUMMARY

Issue: Should the Housing Commission submit the second Annual Agency Plan, pursuant to the Five Year Plan, which primarily governs the operation of the public housing and Section 8 tenant based rental assistance programs, as required by the Department of Housing & Urban Development (HUD)?

Recommendation: That the Housing Commission recommend Housing Authority approval of the Annual Agency Plan (Attachment 1) and authorize the Chief Executive Officer (CEO) to transmit the Plan to HUD.

Fiscal Impact: None with this action. However, Components 7 and 13 of the Annual Plan include information required for the release of Capital Funds, for public housing physical improvements, and Public Housing Drug Elimination Program funds.

Affordable Housing Impact: None with this action. However, most of the residents in public housing and participants in the Section 8 program are extremely low-income households (0-30% MAI).

Previous Related Actions: On March 17, 2000, the Housing Commission approved the first Five Year and Annual Agency Plans and forwarded the Plans to the Housing Authority for final approval and transmittal to HUD. On April 12, 2000, the Housing Authority concurred.

Future Actions: Following approval of the Plan and authorization to transmit the Plans to HUD, any changes to the various components of the Plan or release of additional regulations which may affect the Annual Plan will require the public comment process.



BACKGROUND

Beginning in Fiscal Year 2000, federal law required each housing authority to prepare a Five Year Plan. The purpose of the Five Year Plan was to establish strategic goals and objectives for operation of public housing and Section 8 tenant based programs. San Diego's first Five Year Plan was approved last spring and submitted in time to guide FY01 activities. In subsequent years, housing authorities are required to submit a planning document that provides information on the activities the housing authority will undertake in the next fiscal year toward achieving the goals and objectives set out the Authority's Five Year Plan. The Annual Plan must be consistent with the City's Consolidated Plan and, in fact, is modeled after the Consolidated Plan process.

The attached Annual Agency Plan has been prepared in conjunction with the SDHC's Resident Advisory Board (RAB), composed of both public housing residents and Section 8 participants. The RAB has had several meetings and has contributed comments and recommendations to the Plan.

The required public hearing was held on February 21, 2001 at the Housing Commission offices. Several people attended the RAB meetings as well as the public hearing. Several of the recommendations offered at these meetings were incorporated into development of the Pet Policy, Section 8 Homeownership Program and Capital Fund Plan. Some of the recommendations will be reviewed once the fiscal year gets underway to see if additional recommendations are feasible.

DISCUSSION

The Housing Commission's Annual Plan has been prepared using the required electronic template. The template includes a series of questions on each of the 18 components of the annual agency plan. The complete Annual Agency Plan includes the HUD template and a series of supporting documents. Pages 2 through 4 of Attachment 1 include a list of these documents. The entire Annual Agency Plan is available for public review at the Commission offices and the City Clerk's office.

HUD issued several major regulations during the fiscal year. These regulations require certain changes or present opportunities in the administration of the public housing and rental assistance programs. A summary of major points for each of these changes or regulations is included:

- Deconcentration Plan (Attachment 2)
- Capital Fund Plan (Attachment 3)
- Section 8 Homeownership Program (Attachment 4)
- Pet Policy (Attachment 5)
- Community Service Program (Attachment 6)
- Public Housing Drug Elimination Plan (Attachment 7)
- Designation of Public Housing Units for Elderly Only (Attachment 8)

The Deconcentration Plan, Community Service, Capital Fund Plan and Public Housing Drug Elimination Plan have been developed in compliance with HUD regulations. A proposed Section 8 Homeownership Program will be brought to the Housing Commission for review and approval in May; Attachment 4 in today's report includes only the proposed highlights of the program. The Pet Policy was approved by the Housing Commission and Housing Authority in Fall 1999; implementation of the regulation was postponed until January 2001. An application for designation of units for elderly only will require Housing Commission and Housing Authority review and approval prior to submission; Attachment 8 includes highlights of the required process.

The last step in this annual process is to transmit the electronic files to HUD following Housing Authority review and approval. HUD has 75 days to identify any deficiencies or violations of regulation in the Agency Plan. Unless notified by HUD staff prior to July 1, 2001, the Plan is assumed to be approved as submitted.

Respectfully submitted,

Carrol M. Vaughan
Chief of Staff

**Signature on File
With Original Document**

Approved,

Elizabeth C. Morris
Chief Executive Officer

- Attachment 1: HUD Agency Plan Template
- Attachment 2: Deconcentration Plan
- Attachment 3: Capital Fund Plan
- Attachment 4: Section 8 Homeownership Program
- Attachment 5: Pet Policy
- Attachment 6: Community Service Program
- Attachment 7: Public Housing Drug Elimination Plan
- Attachment 8: Designation of Public Housing Units for Elderly Only