

**REPORT**

DATE ISSUED: March 24, 2008 REPORT NO: HCR 08-33

ATTENTION: Chair and Members of the Housing Commission  
For the Agenda of April 4, 2008

SUBJECT: FY09 ANNUAL AGENCY PLAN (CITYWIDE)

**REQUESTED ACTION:**

Approval of the Housing Commission's FY2009 Annual Agency Plan, which details proposed changes to the Housing Commission's Public Housing and Section 8 programs, and authorize its submittal to the U.S. Department of Housing and Urban Development (HUD).

**STAFF RECOMMENDATION:**

- Approve the FY09 Annual Agency Plan (Attachment 1) that details activities planned for the Section 8 and Public Housing programs in FY09;
- Approve the Summary of Revisions to the Section 8 Administrative Plan (Attachment 2), that details proposed changes to the Section 8 program;
- Approve the Summary of Revisions to the Public Housing Admissions and Continued Occupancy Plan (Attachment 3) that details proposed changes to the Public Housing program;
- Approve the Summary of Revision to the Project Based Voucher program (Attachment 4) that details the proposed changes to that program;
- Approve the Summary of Revision to the Family Self-Sufficiency Action Plan (Attachment 5) that details the proposed changes to that program;
- Authorize transmittal of the FY09 Annual Agency Plan, and supporting documents, to HUD by the April 17, 2008 deadline.

**BACKGROUND:**

Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the public housing agency Five Year and Annual Agency Plan requirement. The FY09 Annual Agency Plan, under consideration, only addresses those discretionary areas that must be included in the plan and not approved by HUD by an alternate method. The Agency Plan also serves as the annual application for the Capital Fund Program to support physical and management improvements in public housing.

An Agency Plan is a guide to a Public Housing Agency's (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals for the public housing and Section 8 programs only. Attachment 1 is a copy of the proposed Plan using HUD's standard Agency Plan template. Proposed changes to those programs are highlighted below and in the attachments.

### **Changes to Section 8 Administrative Plan (Attachment 2)**

- Added language to eligibility determination process to indicate that “Household composition may not be changed only to qualify for a preference.”
- Changes the nominal verification of assets from \$1,000 to \$5,000 before requiring third party verification, to streamline the process for clients and staff.
- Identifies family assets to mean Checking and Savings Accounts, Stocks, Bonds, Certificates of Deposit, and Money Market Funds.
- Indicates that a family may submit a doctor’s statement in conjunction with a “Request for Reasonable Accommodation” form.
- Adds language to prevent families from deliberately quitting their jobs to take advantage of the program by reporting a decrease in income during the re-examination timeframe.
- Changes the requirement for a 30 day notice of rent increase, if the rent increase is \$20 or less as a result of an annual recertification.
- Reduces the number of times a participant can be a “no show” to the Housing Quality Standards annual inspection, without good cause and prior notice, from three to two times, before the family is considered in violation of a Family Obligation and their assistance will be terminated.
- Adds language that if an owner is not in compliance with lead based paint requirements, their Housing Assistance Payment contract will be terminated.
- Adds language to indicate that assisted unit owners may not use any portion of the unit for their own personal use.
- Adds as a reason for termination or denial of assistance if the household allows the assisted unit mailing address to be used by others not on the lease.
- Adds the following language to the definition of criminal activity: “including lewd and lascivious acts with a minor.”
- Indicates in Pre Hearing Rights and Responsibilities that “The SDHC has a right to be notified if the family will be represented by an attorney or another person at the hearing.”

### **Changes to Public Housing – Admission and Continued Occupancy Plan (ACOP) (Attachment 3)**

- To fulfill a HUD requirement, indicates that “Bilingual staff have been hired to assist in the Limited English Proficiency requirement.”
- Indicates that a site-based waiting list will be used, for the University Canyon affordable housing site.

#### **Changes to Project - Based (Section 8) Voucher Program (Attachment 4)**

- Adds language to indicate that a maximum of 200 vouchers will be available during FY2009.
- Adds “Elderly” to the list of targeted populations.
- Removes the Vacancy Loss provision from the program.
- As required by HUD, adds additional language to detail oversight of tenant compliance with the Individual Service Plans.
- Allows vacancies at Hollywood Palms to be filled from Housing Commission’s regular waiting list instead of the Project-Based Voucher (PBV) waiting list.
- Adds a condition that tenant is in compliance with Housing Commission and Section 8 requirements before receiving a tenant-based voucher after 12 months on the PBV program.
- Adds language to clarify the minimum rent requirement under the PBV program to be \$25.

#### **Changes to Family Self-Sufficiency Action Plan (Attachment 5)**

- Adds language to indicate that families who were enrolled in the Public Housing Family Self-Sufficiency (FSS) Program transitioned into the Section 8 FSS Program. The start date of their FSS contract and the level of service available to those families will remain the same. New escrow accounts will be established for those families to comply with HUD requirements.

#### **FISCAL CONSIDERATIONS:**

None with this action, however, the Agency Plan includes information required for HUD’s award of FY09 Capital Funds for Public Housing physical and management improvements. Although the Housing Commission’s disposition of Public Housing has been approved, 36 units of Public Housing will be maintained at the University Canyon site. HUD’s release of Capital Funds to the Housing Commission is contingent on its review and approval of the FY09 Annual Agency Plan.

#### **COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

As part of the Agency Plan development process, PHAs are required to establish a Resident Advisory Board (RAB). The RAB advises the PHA, in Agency Plan development, by providing input on any new activity or modification to the public housing or Section 8 programs. The RAB membership consists of individuals who reflect and represent the residents assisted by the agency.

Beginning in November 2007 and continuing through February 2008, Housing Commission staff met with the RAB to receive input and discuss the development of the FY09 Annual Agency Plan, including the proposed changes to housing programs as outlined in this report. At the end

of this process, the RAB members were supportive of the proposed changes presented by staff. Minutes of their meetings are included as attachments to this report (Attachment 6).

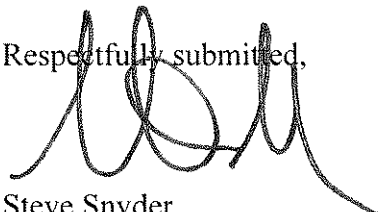
The draft Annual Agency Plan was noticed in the local newspaper for a public review and comment period from January 2, 2008 through February 19, 2008. The draft Plan, and supporting documents, were available for review at the main Housing Commission office and on the Housing Commission's internet site. In addition, the Housing Commission hosted a noticed public meeting on February 19, 2008 at the Housing Commission's Broadway office to formally receive comments from the public. There were five (5) attendees from the RAB and one (1) attendee from the public at the meeting. The member of the public presented a letter from the YWCA (Attachment 7) regarding issues related to the Violence Against Women Act (VAWA). There was a lengthy discussion regarding what the Housing Commission is doing to comply with VAWA, and a detailed response to the concerns was prepared. (Attachment 8)

#### CONCLUSION

The FY09 Agency Plan must be electronically transmitted to HUD by April 17, 2008. HUD's review and approval of the Plan during the subsequent 75 days will be based on completeness of information included, consistency with the City's Consolidated Plan, and compliance with QHWRA, the U.S. Housing Act of 1937 and any other 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 Plan will be automatically approved if HUD does not disapprove it within the 75-day review period.

Respectfully submitted,



Steve Snyder  
Director of Asset Management

Approved by,



Carrol M. Vaughan  
Interim President &  
Chief Executive Officer

- Attachments:
1. Draft FY09 Annual Agency Plan
  2. Summary of Revisions to the Section 8 Administrative Plan
  3. Summary of Revisions to the Public Housing Admissions and Continued Occupancy Plan Policy
  4. Summary of Revisions to the Project Based Voucher Program
  5. Summary of Revisions to the Family Self-Sufficiency Action Plan
  6. Minutes of Resident Advisory Board meetings.
  7. Letter from the YWCA regarding Violence Against Women Act compliance.

March 24, 2008  
FY09 Agency Plan  
Page 5 of 5

8. Housing Commission's response to the YWCA's letter.

Distribution of these attachments may be limited. Copies are available for review during business hours at the Housing Commission offices at 1122 Broadway, Suite 300.

**Attachment 1**

1.0	<b>PHA Information</b>  PHA Name: <u>San Diego Housing Commission</u> PHA Code: <u>CA063</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2008</u>																										
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)  Number of PH units: <u>36</u> Number of HCV units: <u>13,266</u>																										
3.0	<b>Submission Type</b>  <input type="checkbox"/> Annual Plan and 5-Year Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	<b>PHA Consortia:</b> <input type="checkbox"/> (Check box if submitting a joint Plan and complete table below.) <u>N/A</u>																										
	<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2" style="width:30%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:10%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: left;">PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: left;">PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <u>N/A</u>																										
5.1	<b>Mission.</b> 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: <u>N/A</u>																										
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very 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. <u>N/A</u>																										

<b>PHA 5-Year and Annual Plans</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	<b>OMB No. 2577-0226</b>
------------------------------------	---	--------------------------

6.0	<p><b>PHA Plan Elements not Subject to HUD Review.</b></p> <p>(A) List the required elements that have been revised by the PHA since its last Annual Plan submission: <b>see Attachment 1 – Plan Components</b></p> <p>(B) List the locations(s) where the public may obtain copies of required PHA Plan elements not subject to HUD review:</p> <ul style="list-style-type: none"> <li>• SDHC Resident Services Department, 1122 Broadway, 5<sup>th</sup> Floor, San Diego, CA 92101</li> <li>• San Diego Housing Commission’s Internet Site: <a href="http://www.sdhc.org">www.sdhc.org</a></li> </ul>
7.0	<p><b>Hope VI (N/A), Mixed Finance Modernization or Development (N/A), Demolition and/or Disposition (N/A), Conversion of Public Housing (N/A), Homeownership Programs (N/A), and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b>see Attachment 8 – Project-based Voucher Program Description.</b></p>
8.0	<p><b>Capital Fund Financing Program (CFFP).</b> <u>N/A</u></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP) or Replacement Housing Factor (RHF) grant to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> 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 and very 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. <b>see Attachment 14 – Housing Needs in the Jurisdiction.</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note:</b> Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <b>see Attachment 15 – Strategy for Addressing Housing Needs in the Jurisdiction and on the Waiting List.</b></p>

<b>PHA 5-Year and Annual Plans</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226
------------------------------------	---	-------------------

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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. <b>see Attachment 16 – Progress Statement.</b></p> <p>(B) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”. <b>see Attachment 17 – SDHC Significant Amendment Definition.</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following eight documents. Items A through G may be submitted with signature by mail or electronically with scanned signatures. Item H must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office. <b>see Attachment 12 – Signed Certificates.</b></p> <p>(A) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(B) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(C) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(D) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(E) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(F) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (signature page only)</p> <p>(G) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(H) 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. <b>see Attachment 18 – Resident Advisory Board Comments.</b></p>



## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-04 Replacement Housing Factor Grant No.:		Federal FY of Grant: 04
<input type="radio"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -			
2	1406 Operations	\$ 128,505.00		\$ 128,505.00	\$ 128,505.00
3	1408 Management Improvements	\$ 356,352.00		\$ 356,352.00	\$ 356,297.00
4	1410 Administration	\$ 216,082.00		\$ 216,082.00	\$ 216,082.00
5	1411 Audit	\$ -			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ -			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 342,575.00		\$ 342,575.00	\$ 342,575.00
10	1460 Dwelling Structures	\$ 939,499.00		\$ 939,499.00	\$ 939,499.00
11	1465.1 Dwelling Equipment - Non-expendable	\$ -	\$ 14,147.57	\$ 14,147.57	\$ 14,147.57
12	1470 Non-Dwelling Structures	\$ -			
13	1475 Non-Dwelling Equipment	\$ 60,000.00	\$ 45,852.43	\$ 45,852.43	\$ 45,852.43
14	1485 Demolition	\$ -			
15	1490 Replacement Reserve	\$ -			
16	1492 Moving to Work Demonstration	\$ -			
17	1495.1 Relocation Costs	\$ 143,800.00		\$ 143,800.00	\$ 143,800.00
18	1499 Development Activities	\$ -			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 2,186,813.00		\$ 2,186,813.00	\$ 2,186,758.00
22	Amount of Line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	\$ 65,890.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-013	a) Install fence	1450	1 Site	\$ 1,500.00				
	b) Install retaining wall	1450	1 Site	\$ 5,000.00				
	c) Install site drain	1450	6 Sites	\$ 36,000.00				
	d) Relocation	1495	6 Sites	\$ 36,000.00				
	e) Repair/replace exterior trim and paint	1460	6 Sites	\$ 60,000.00				
	f) Repair/replace sewer line	1450	1 Site	\$ 900.00				
	g) Replace chain link fence	1450	2 Sites	\$ 11,300.00				Complete
	h) Replace deck surface	1460	6 Sites	\$ 22,800.00				Complete
	i) Replace fencing	1450	1 Site	\$ 5,200.00				Complete
	j) Replace garage roof	1460	6 Sites	\$ 22,800.00				
	k) Termite extermination	1460	6 Sites	\$ 24,000.00				
	l) Replace concrete	1450	3 Sites				\$ 10,439.25	\$ 10,439.25
	<b>Sub-Total</b>			<b>\$ 225,500.00</b>	<b>\$ -</b>	<b>\$ 60,757.25</b>	<b>\$ 60,757.25</b>	
CA 16-014	a) Landscape upgrades	1450	1 Site	\$ 75,812.00		\$ 48,205.50	\$ 48,205.50	Complete
	<b>Sub-Total</b>			<b>\$ 75,812.00</b>	<b>\$ -</b>	<b>\$ 48,205.50</b>	<b>\$ 48,205.50</b>	
CA 16-021	a) Replace chain link fencing	1450	1 Site	\$ 1,200.00				Complete
	b) Replace wood fencing	1450	1 Site					Complete
	c) Exterior	1460	1 Site					Complete
	<b>Sub-Total</b>			<b>\$ 1,200.00</b>	<b>\$ -</b>	<b>\$ 62,670.00</b>	<b>\$ 62,670.00</b>	
CA 16-022	a) Install wrought iron fencing	1450	1 Site	\$ 20,000.00		\$ 12,977.00	\$ 12,977.00	Complete
	<b>Sub-Total</b>			<b>\$ 20,000.00</b>	<b>\$ -</b>	<b>\$ 12,977.00</b>	<b>\$ 12,977.00</b>	
CA 16-024	a) Repair and seal asphalt parking lot	1450	1 Site	\$ 24,000.00		\$ 28,234.00	\$ 28,234.00	complete
	b) Replace water boilers	1460	1 Site	\$ 8,000.00				
	c) Kitchen and Bathroom Upgrades	1460	1 Site			\$ 174,179.88	\$ 174,179.88	Complete
	<b>Sub-Total</b>			<b>\$ 32,000.00</b>	<b>\$ -</b>	<b>\$ 202,413.88</b>	<b>\$ 202,413.88</b>	
CA 16-027	a) Repipe water supply line	1450	1 Site	\$ 2,000.00				
	<b>Sub-Total</b>			<b>\$ 2,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-030 (Carryover from	a) Install irrigation master valve	1450	1 Site	\$ 8,000.00		\$ 16,750.00	\$ 16,750.00	complete
	b) Install exterior security lights	1450	1 Site	\$ 8,500.00				

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

**Part II: Supporting Pages**

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
(Carryover from 501-03)	c) Install expanded metal on fencing	1450	1 Site	\$ 35,000.00		\$ 35,849.00	\$ 35,849.00	complete
	<b>Sub-Total</b>			<b>\$ 51,500.00</b>	<b>\$ -</b>	<b>\$ 52,599.00</b>	<b>\$ 52,599.00</b>	
CA 16-035	a) Landscape upgrades	1450	1 Site	\$ 50,363.00		\$ 23,743.00	\$ 23,743.00	Complete
	<b>Sub-Total</b>			<b>\$ 50,363.00</b>	<b>\$ -</b>	<b>\$ 23,743.00</b>	<b>\$ 23,743.00</b>	
CA 16-038	a) Replace Wood Fencing	1450	1 Site			\$ 71,023.25	\$ 71,023.25	Complete
	<b>Sub-Total</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,023.25</b>	<b>\$ 71,023.25</b>	
CA 16-039	a) Repair and seal parking lot	1450	1 Site	\$ 50,000.00				
	<b>Sub-Total</b>			<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-040	a) Upgrades kitchens	1460	1 Site	\$ 202,726.00				
	b) Upgrade bathrooms	1460	1 Site	\$ 128,995.00				
	c) Repair stucco	1460	1 Site	\$ 16,700.00				
	d) Repipe water supply line	1450	1 Site	\$ 21,000.00				
	e) Replace concrete sidewalks	1450	1 Site	\$ 21,300.00				
	f) Relocation	1495	1 Site	\$ 44,800.00				
	<b>Sub-Total</b>			<b>\$ 435,521.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-044	a) Bathroom Upgrade	1460	1 Site	\$ 4,939.00		\$ 4,939.00	\$ 4,939.00	complete
	<b>Sub-Total</b>			<b>\$ 4,939.00</b>	<b>\$ -</b>	<b>\$ 4,939.00</b>	<b>\$ 4,939.00</b>	
CA 16-047	a) Replace refrigerators	1465	1 Site	\$ 14,147.57		\$ 14,147.57	\$ 14,147.57	complete
	<b>Sub-Total</b>			<b>\$ 14,147.57</b>		<b>\$ 14,147.57</b>	<b>\$ 14,147.57</b>	
CA 16-050	a) Replace wood fencing (44' x 88')	1450	1 Site	\$ 17,000.00		\$ 9,660.00	\$ 9,660.00	Complete
	b) Emergency Firework	1450	1Site	\$ 1,200.00		\$ 1,200.00	\$ 1,200.00	Complete
	c) Emergency Firework	1460	1Site	\$ 22,675.00		\$ 22,202.24	\$ 22,202.24	Complete
	<b>Sub-Total</b>			<b>\$ 17,000.00</b>	<b>\$ -</b>	<b>\$ 33,062.24</b>	<b>\$ 33,062.24</b>	
CA 16-055	a) Kitchen upgrades	1460	2 Sites	\$ 219,726.00		\$ 486,050.00	\$ 486,050.00	Complete
	b) Relocation	1495	2 Sites	\$ 35,000.00		\$ 113,549.49	\$ 113,549.49	Complete
	c) Replace Wood Fencing	1450	1Site			\$ 5,300.00	\$ 5,300.00	Complete
	<b>Sub-Total</b>			<b>\$ 254,726.00</b>	<b>\$ -</b>	<b>\$ 604,899.49</b>	<b>\$ 604,899.49</b>	
	a) Upgrade Kitchens	1460	1 Site	\$ 124,726.00		\$ 91,440.97	\$ 91,440.97	complete
	b) Upgrade bathrooms	1460	1 Site	\$ 84,726.00		\$ 60,920.00	\$ 60,920.00	complete

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

**Part II: Supporting Pages**

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-04 Replacement Housing Factor Grant No.:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-058	c) Repair/replace exterior trim and paint	1460	1 Site	\$ 24,300.00				
	e) Relocation	1495	1 Site	\$ 28,000.00		\$ 30,250.51	\$ 30,250.51	complete
	<b>Sub-Total</b>			<b>\$ 261,752.00</b>	<b>\$ -</b>	<b>\$ 182,611.48</b>	<b>\$ 182,611.48</b>	
CA 16-059	a) Kitchen upgrades	1460	1 Sites			\$ 40,903.20	\$ 40,903.20	complete
	b) Bathroom Upgrades	1460	1 Sites			\$ 25,069.71	\$ 25,069.71	complete
	<b>Sub-Total</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,972.91</b>	<b>\$ 65,972.91</b>	
				<b>\$ 1,425,874.00</b>				
PHA Wide Management Improvements	a) Computer Instruction	1408						
	b) Resident development	1408		\$ 35,000.00		\$ 42,945.21	\$ 42,945.21	
	c) Senior Resident Initiatives Coordinator (force acct.)	1408		\$ 160,321.00		\$ 155,962.78	\$ 155,962.78	
	d) Supv. Resident Initiatives Coordinator (force acct.)	1408		\$ 153,031.00		\$ 155,962.77	\$ 155,962.77	
	e) Transportation	1408		\$ -		\$ 1,426.24	\$ 1,426.24	
	f) Youth Diversionary Programs	1408		\$ 8,000.00				
	<b>Sub-Total</b>				<b>\$ 356,352.00</b>	<b>\$ -</b>	<b>\$ 356,297.00</b>	<b>\$ 356,297.00</b>
PHA Wide Admin	a) Administration	1410		\$ 216,082.00		\$ 216,082.00	\$ 216,082.00	
	<b>Sub-Total</b>			<b>\$ 216,082.00</b>	<b>\$ -</b>	<b>\$ 216,082.00</b>	<b>\$ 216,082.00</b>	
PHA Wide Fees & Costs	a) A&E (In House Inspections)	1430		\$ -				
	<b>Sub-Total</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
PHA Wide Non- Dwelling Equipment	Maintenance vehicles, tools, equipment, and communications equipment.	1475		\$ 60,000.00	\$ 45,852.43	\$ 45,852.43	\$ 45,852.43	
	<b>Sub-Total</b>			<b>\$ 60,000.00</b>	<b>\$ 45,852.43</b>	<b>\$ 45,852.43</b>	<b>\$ 45,852.43</b>	
PHA Wide Operations	a) Operations	1406		\$ 128,505.00		\$ 128,505.00	\$ 128,505.00	
	<b>Sub-Total</b>			<b>\$ 128,505.00</b>	<b>\$ -</b>	<b>\$ 128,505.00</b>	<b>\$ 128,505.00</b>	
				<b>\$ 2,186,813.00</b>				

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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-04 Replacement Housing Factor Grant No.:					Federal FY of Grant: 04
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	
CA 16-013	09/06/06			09/05/08			
CA 16-014	09/06/06		03/30/06	09/05/08		06/30/06	
CA 16-021	09/06/06		06/30/05	09/05/08		06/30/06	
CA 16-022	09/06/06		06/30/05	09/05/08		12/31/05	
CA 16-024	09/06/06		06/30/05	09/05/08		12/31/05	
CA 16-027	09/06/06			09/05/08			
CA 16-030	09/06/06			09/05/08			
CA 16-035	09/06/06		06/30/06	09/05/08		06/30/06	
CA 16-038	09/06/06		03/30/06	09/05/08		06/30/06	
CA 16-039	09/06/06			09/05/08			
CA 16-040	09/06/06			09/05/08			
CA 16-044	09/06/06		12/31/04	09/05/08		03/30/05	
CA 16-047	09/06/06		12/31/05	09/05/08		12/31/05	
CA 16-050	09/06/06		03/30/05	09/05/08		06/30/06	
CA 16-055	09/06/06		06/30/05	09/05/08		12/31/05	
CA 16-058	09/06/06		03/30/05	09/05/08		06/30/06	
CA 16-059	09/06/06		06/30/05	09/05/08		06/30/05	
PVH Wide Management Improvements	09/06/06		06/30/05	09/05/08			
PHA Wide Administration	09/06/06		12/31/04	09/05/08		06/30/06	
PHA Wide Fees and Costs	09/06/06			09/05/08			
PHA Wide Non-Dwelling Equipment	09/06/06		06/30/05	09/05/08		06/30/05	
PHA Wide Operations	09/06/06		06/30/05	09/05/08		6/30/2005	

## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-05 Replacement Housing Factor Grant No.:		Federal FY of Grant: 05
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.: )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$	-		
2	1406 Operations	\$	94,817.50	\$	94,817.50
3	1408 Management Improvements	\$	379,270.00	\$	379,270.00
4	1410 Administration	\$	189,635.00	\$	189,635.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$	495,027.50	\$	366,755.54
10	1460 Dwelling Structures	\$	555,100.00	\$	681,643.21
11	1465.1 Dwelling Equipment - Non-expendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	\$	60,000.00	\$	61,728.75
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$	122,500.00	\$	122,500.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$	1,896,350.00	\$	1,896,350.00
22	Amount of Line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	\$	65,890.00		
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: San Diego Housing Commission

**Grant Type and Number**  
 Capital Fund Program Grant No. CA13PO63-501-05  
 Replacement Housing Factor Grant No.:

**Federal FY of Grant:**  
 05

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-013	a) Replace concrete flatwork	1450	1 Site	\$ 4,137.00				
	b) Replace roofing	1460	1 Site	\$ 9,000.00		\$ 23,918.00	\$ 23,918.00	Complete
	c) Install dumpster enclosures	1450	2 Sites	\$ 10,000.00		\$ 10,823.00	\$ 10,823.00	Complete
	d) Replace concrete apron	1450	1 Site	\$ 5,000.00				
	e) Repair/replace exterior trim and paint	1460	2 Sites	\$ 7,200.00				
	f) Replace concrete parking lot and flatwork	1450	1 Site	\$ 18,340.00		\$ 44,897.85	\$ 44,897.85	Complete
	g) Replace wood cedar fencing	1450	2 Sites	\$ 10,560.00		\$ 12,700.00	\$ 12,700.00	Complete
	h) Repair/replace concrete balcony deck	1460	1 Site	\$ 6,600.00				
	i) Repair stucco/soffit	1460	1 Site	\$ 15,000.00				
	j) Replace gutters and downspouts	1460	1 Site			\$ 3,300.00	\$ 3,300.00	Complete
	<b>Sub-Total</b>				<b>\$ 85,837.00</b>	<b>\$ -</b>	<b>\$ 95,638.85</b>	<b>\$ 95,638.85</b>
CA 16-014	a) Replace site concrete and asphalt	1450	1 Site	\$ 81,500.00		\$ 55,155.74	\$ 55,155.74	Complete
	b) Landscape upgrades	1450	1 Site			\$ 7,156.80	\$ 7,156.80	Complete
	<b>Sub-Total</b>			<b>\$ 81,500.00</b>	<b>\$ -</b>	<b>\$ 62,312.54</b>	<b>\$ 62,312.54</b>	
CA 16-016	a) Kitchen & Bathroom Upgrades	1460	1 Site	\$ 148,500.00		\$ 165,333.00	\$ 165,333.00	Complete
	b) Relocation (force acct.)	1495		\$ 38,500.00		\$ 45,376.64	\$ 45,376.64	Complete
	<b>Sub-Total</b>			<b>\$ 187,000.00</b>	<b>\$ -</b>	<b>\$ 210,709.64</b>	<b>\$ 210,709.64</b>	
CA 16-019	a) Replace roofing and gutters	1460	1 Site	\$ 17,590.50		\$ 33,912.00	\$ 33,912.00	Complete
	b) Replace wood fascia and trim	1460		\$ 4,600.00				
	c) Exterior Painting	1460		\$ 17,600.00		\$ 5,085.00	\$ 5,085.00	Complete
	d) Replace trash enclosure doors	1450		\$ 2,600.00				
	e) Replace exterior doors	1460				\$ 730.00	\$ 730.00	Complete
	<b>Sub-Total</b>			<b>\$ 42,390.50</b>	<b>\$ -</b>	<b>\$ 39,727.00</b>	<b>\$ 39,727.00</b>	
CA 16-021	a) Repave and restripe concrete parking lot	1450	1 Site	\$ 24,000.00				
	b) Replace wood cedar fencing	1450	3 Sites	\$ 26,600.00		\$ 30,167.00	\$ 30,167.00	Complete
	<b>Sub-Total</b>			<b>\$ 50,600.00</b>	<b>\$ -</b>	<b>\$ 30,167.00</b>	<b>\$ 30,167.00</b>	
CA 16-022	a) Replace site concrete and driveway flatwork	1450	1 Site	\$ 65,000.00		\$ 111,119.41	\$ 111,119.41	Complete
	<b>Sub-Total</b>			<b>\$ 65,000.00</b>	<b>\$ -</b>	<b>\$ 111,119.41</b>	<b>\$ 111,119.41</b>	
CA 16-023	a) Replace wood cedar fencing	1450	1 Site	\$ 46,400.00				
	b) Landscape upgrades	1450	1 Site			\$ 23,407.00	\$ 23,407.00	Complete
	<b>Sub-Total</b>			<b>\$ 46,400.00</b>	<b>\$ -</b>	<b>\$ 23,407.00</b>	<b>\$ 23,407.00</b>	

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

Development Number Name/HA-Wide Activities		General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
CA 16-024	a) Replace exterior doors	1460	1 Site	\$ 8,000.00					
	b) Kitchen and bathroom upgrades	1460		\$ 324,000.00		\$ 178,620.12	\$ 178,620.12	Complete	
	c) Relocation (force acct.)	1495		\$ 84,000.00		\$ 24,191.62	\$ 24,191.62	Complete	
	<b>Sub-Total</b>			\$ 416,000.00	\$ -	\$ 202,811.74	\$ 202,811.74		
CA 16-026	a) Replace roofing	1460	1 Site	\$ 7,200.00		\$ 9,794.00	\$ 9,794.00	Complete	
	<b>Sub-Total</b>		\$ 7,200.00	\$ -	\$ 9,794.00	\$ 9,794.00			
CA 16-027	a) Kitchen & Bathroom Upgrades	1460	1 Site			\$ 152,912.16	\$ 152,912.16	Complete	
	b) Relocation (force acct.)	1495						Complete	
	<b>Sub-Total</b>			\$ -	\$ -	\$ 152,912.16	\$ 152,912.16		
CA 16-030	a) Seal and stripe asphalt	1450	1 Site	\$ 12,700.00		\$ 7,395.00	\$ 7,395.00	Complete	
	<b>Sub-Total</b>		\$ 12,700.00	\$ -	\$ 7,395.00	\$ 7,395.00			
CA 16-035	a) Site concrete/asphalt replacement	1450	1 Site	\$ 8,000.00		\$ 27,166.26	\$ 27,166.26	Complete	
	b) Landscape upgrades	1450	1 Site			\$ 3,375.73	\$ 3,375.73	Complete	
	<b>Sub-Total</b>		\$ 8,000.00	\$ -	\$ 30,541.99	\$ 30,541.99			
CA 16-038	a) Replace wood cedar fencing	1450	1 Site	\$ 49,000.00					
	b) Parking lot Paving	1450		\$ 20,000.00		\$ 21,055.00	\$ 21,055.00	Complete	
	<b>Sub-Total</b>			\$ 69,000.00	\$ -	\$ 21,055.00	\$ 21,055.00		
CA 16-039	a) Replace wood cedar fencing	1460	1 Site			\$ 6,409.75	\$ 6,409.75	Complete	
	<b>Sub-Total</b>		\$ -	\$ -	\$ 6,409.75	\$ 6,409.75			
CA 16-040	a) Kitchen & Bathroom Upgrades	1460	1 Site			\$ 97,215.93	\$ 97,215.93	Complete	
	<b>Sub-Total</b>		\$ -	\$ -	\$ 97,215.93	\$ 97,215.93			
CA 16-047	a) Repair exterior surface/paint	1460	1 Site	\$ 27,000.00					
	<b>Sub-Total</b>		\$ 27,000.00	\$ -	\$ -	\$ -			
CA 16-055	a) Replace wood cedar fencing	1450	2 Sites	\$ 64,000.00		\$ 9,600.00	\$ 9,600.00	Complete	
	b) Relocation (force acct.)	1495	2 Sites			\$ 52,931.94	\$ 52,931.94	Complete	
	<b>Sub-Total</b>		\$ 64,000.00	\$ -	\$ 62,531.94	\$ 62,531.94			
CA 16-058	a) Seal and stripe asphalt	1450	1 Site	\$ 10,000.00		\$ 7,150.00	\$ 7,150.00	Complete	
	<b>Sub-Total</b>		\$ 10,000.00	\$ -	\$ 7,150.00	\$ 7,150.00			
PHA Wide Management Improvements	a) Computer Instruction	1408							
	b) Resident development	1408		\$ 35,000.00		\$ 56,856.00	\$ 56,856.00		
	c) Senior Resident Initiatives Coordinator (force acct.)	1408		\$ 160,321.00		\$ 151,102.65	\$ 151,102.65		
	d) Supv. Resident Initiatives Coordinator (force acct.)	1408		\$ 153,031.00		\$ 151,102.64	\$ 151,102.64		
	e) Transportation	1408		\$ -		\$ 1,892.85	\$ 1,892.85		



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

Development Number Name/HA-Wide Activities		General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	f) Youth Diversionary Programs		1408		\$ 30,918.00				
	Sub-Total				\$ 379,270.00	\$ -	\$ 360,954.14	\$ 360,954.14	
PHA Wide Admin	a) Administration		1410		\$ 189,635.00		\$ 189,635.00	\$ 179,392.90	
	Sub-Total				\$ 189,635.00	\$ -	\$ 189,635.00	\$ 179,392.90	
PHA Wide Fees & Costs	a) A&E (In House Inspections)		1430		\$ -				
	Sub-Total				\$ -	\$ -	\$ -	\$ -	
PHA Wide Non- Dwelling Equipment	Maintenance vehicles, tools, equipment, and communications equipment.		1475		\$ 60,000.00		\$ 61,728.75	\$ 61,728.75	
	Sub-Total				\$ 60,000.00	\$ -	\$ 61,728.75	\$ 61,728.75	
PHA Wide Operations	a) Operations		1406		\$ 94,817.50		\$ 94,817.50	\$ 94,817.50	
	Sub-Total				\$ 94,817.50	\$ -	\$ 94,817.50	\$ 94,817.50	
					<b>\$ 1,896,350.00</b>				

PHA Name: San Diego Housing Commission

**Grant Type and Number**  
 Capital Fund Program Grant No. CA13PO63-501-05  
 Replacement Housing Factor Grant No.:

**Federal FY of Grant:**  
 05

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

PHA Name: San Diego Housing Commission	<b>Grant Type and Number</b> Capital Fund Program Grant No. CA16PO63-501-05 Replacement Housing Factor Grant No.:	<b>Federal FY of Grant:</b> 05
--	---	-----------------------------------

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	
CA 16-013	08/18/07		03/30/06	08/18/09		12/31/06	
CA 16-014	08/18/07		03/30/06	08/18/09		12/31/06	
CA 16-016	08/18/07		03/30/06	08/18/09		06/30/07	
CA 16-019	08/18/07			08/18/09		12/31/06	
CA 16-021	08/18/07		03/30/06	08/18/09		06/30/06	
CA 16-022	08/18/07		09/30/06	08/18/09		03/31/07	
CA 16-023	08/18/07		09/30/06	08/18/09		12/31/06	
CA 16-024	08/18/07		06/30/06	08/18/09		06/30/07	
CA 16-026	08/18/07		03/30/06	08/18/09		06/30/06	
CA 16-027	08/18/07		06/30/07	08/18/09		09/30/07	
CA 16-030	08/18/07		12/31/06	08/18/09		03/31/07	
CA 16-035	08/18/07		03/30/06	08/18/09		12/31/06	
CA 16-038	08/18/07		12/31/06	08/18/09		03/31/07	
CA 16-039	08/18/07		03/30/06	08/18/09		06/30/06	
CA 16-040	08/18/07		06/30/07	08/18/09		09/30/07	
CA 16-047	08/18/07			08/18/09			
CA 16-055	08/18/07		06/30/06	08/18/09		06/30/07	
CA 16-058	08/18/07		12/31/06	08/18/09		03/31/07	
PVH Wide Management Improvements	08/18/07			08/18/09			
PHA Wide Administration	08/18/07			08/18/09			
PHA Wide Fees and Costs	08/18/07			08/18/09			
PHA Wide Non-Dwelling Equipment	08/18/07			08/18/09			
PHA Wide Operations	08/18/07			08/18/09			

## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-06 Replacement Housing Factor Grant No.:		Federal FY of Grant: 06
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.: )					
☒ Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -			
2	1406 Operations	\$ 83,195.00	\$ 83,195.00	\$ 83,195.00	\$ 83,195.00
3	1408 Management Improvements	\$ 332,780.00	\$ 360,936.00	\$ 360,936.00	\$ 231,576.69
4	1410 Administration	\$ 166,390.00	\$ 180,467.00	\$ 180,467.00	\$ 121,280.72
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 116,400.00	\$ 214,945.00	\$ 18,204.00	\$ 18,204.00
10	1460 Dwelling Structures	\$ 783,455.00	\$ 783,455.00	\$ 759,659.00	\$ 613,244.91
11	1465.1 Dwelling Equipment - Non-expendable	\$ 26,880.00	\$ 26,880.00	\$ 19,987.63	\$ 19,987.63
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	\$ 60,000.00	\$ 60,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 94,800.00	\$ 94,800.00	\$ 94,800.00	\$ 48,854.32
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,663,900.00	\$ 1,804,678.00	\$ 1,517,248.63	\$ 1,136,343.27
22	Amount of Line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	\$ 52,712.00			
26	Amount of line 21 Related to Energy Conservation Measures				

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

**Part II: Supporting Pages**

PHA Name: San Diego Housing Commission

**Grant Type and Number**  
Capital Fund Program Grant No. CA13PO63-501-06  
Replacement Housing Factor Grant No.:

**Federal FY of Grant:**  
06

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-013	a) Exterior Wood Repair and Paint	1460	3 Sites	\$ 16,800.00		\$ 51,040.00	\$ 51,040.00	complete
	b) Replace Roof	1460	1 Site			\$ 9,658.00	\$ 9,658.00	complete
	<b>Sub-Total</b>			<b>\$ 16,800.00</b>	<b>\$ -</b>	<b>\$ 60,698.00</b>	<b>\$ 60,698.00</b>	
CA 16-014	a) Replace Site Concrete/Asphalt	1450	1 Site	\$ 65,200.00		\$ 18,204.00	\$ 18,204.00	complete
	<b>Sub-Total</b>			<b>\$ 65,200.00</b>	<b>\$ -</b>	<b>\$ 18,204.00</b>	<b>\$ 18,204.00</b>	
CA 16-015	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 2,400.00		\$ 8,661.00	\$ 8,661.00	complete
	<b>Sub-Total</b>			<b>\$ 2,400.00</b>	<b>\$ -</b>	<b>\$ 8,661.00</b>	<b>\$ 8,661.00</b>	
CA 16-019	a) Kitchen and Bathroom Upgrades	1460	1 Site	\$ 97,200.00				
	b) Relocation	1495		\$ 25,200.00				
	c) Replace Floor Tiles	1460		\$ 14,400.00				
	<b>Sub-Total</b>			<b>\$ 136,800.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-020	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 4,800.00				
	<b>Sub-Total</b>			<b>\$ 4,800.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-021	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 4,800.00		\$ 8,411.00	\$ 8,411.00	complete
	b) Colorcoat	1460		\$ 27,200.00				
	<b>Sub-Total</b>				<b>\$ 32,000.00</b>	<b>\$ -</b>	<b>\$ 8,411.00</b>	<b>\$ 8,411.00</b>
CA 16-027	b) Relocation	1495				\$ 3,368.34	\$ 3,368.34	complete
	<b>Sub-Total</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,368.34</b>	<b>\$ 3,368.34</b>	
CA 16-030	a) Landscape Upgrades	1450	1 Site	\$ 7,200.00				
	b) Replace Roof	1460		\$ 80,000.00				
	c) Replace Floor Tiles	1460		\$ 51,200.00				
	<b>Sub-Total</b>			<b>\$ 138,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-035	a) Replace Site Concrete/Asphalt	1450	1 Site	\$ 32,000.00				
	<b>Sub-Total</b>			<b>\$ 32,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-040	a) Kitchen and Bathroom Upgrades	1460	1 Site	\$ 294,255.00		\$ 450,618.91	\$ 450,618.91	complete
	b) Relocation	1495		\$ 41,600.00		\$ 45,106.30	\$ 45,106.30	complete
	c) Replace Floor Tiles	1460		\$ 51,200.00				
	<b>Sub-Total</b>			<b>\$ 387,055.00</b>	<b>\$ -</b>	<b>\$ 495,725.21</b>	<b>\$ 495,725.21</b>	
CA 16-044	a) Replace refrigerators	1465	3 Sites	\$ 24,000.00				

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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-06 Replacement Housing Factor Grant No.:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Sub-Total</b>			\$ 24,000.00	\$ -	\$ -	\$ -	
CA 16-046	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 2,400.00		\$ 8,763.00	\$ 8,763.00	complete
	b) Landscape Upgrades	1450		\$ 3,600.00				
	c) Drainage Repairs	1450		\$ 2,400.00				
	<b>Sub-Total</b>			\$ 8,400.00	\$ -	\$ 8,763.00	\$ 8,763.00	
CA 16-049	a) Exterior Wood Repair and Paint	1460	2 Sites	\$ 4,800.00		\$ 9,093.00	\$ 9,093.00	complete
	b) Landscape Upgrades	1450	1 Site	\$ 3,600.00				
	c) Drainage Repairs	1450	1 Site	\$ 2,400.00				
	d) Kitchen/Bathroom Upgrades	1460	1 Site	\$ 54,000.00				
	e) Relocation	1495	1 Site	\$ 14,000.00				
	f) Colorcoat	1460	1 Site	\$ 13,600.00				
	<b>Sub-Total</b>		\$ 92,400.00	\$ -	\$ 9,093.00	\$ 9,093.00		
CA 16-050	a) Exterior Wood Repair and Paint	1460	2 Sites	\$ 4,800.00				
	<b>Sub-Total</b>		\$ 4,800.00	\$ -	\$ -	\$ -		
CA 16-055	a) Repair stairlandings	1460	1 Site	\$ 5,600.00				
	b) Kitchen/Bathroom Upgrades	1460		\$ 54,000.00		\$ 67,000.00	\$ 67,000.00	complete
	c) Relocation	1495		\$ 14,000.00		\$ 379.68	\$ 379.68	complete
	d) Replace refrigerators	1465		\$ 2,880.00		\$ 19,987.63	\$ 19,987.63	
	<b>Sub-Total</b>			\$ 76,480.00	\$ -	\$ 87,367.31	\$ 87,367.31	
				<b>\$ 1,021,535.00</b>				
PHA Wide Management Improvements	a) Computer Instruction	1408						
	b) Resident development	1408		\$ 29,104.00		\$ 55,095.00	\$ 55,095.00	
	c) Senior Resident Initiatives Coordinator (force acct.)	1408		\$ 154,428.00		\$ 87,775.38	\$ 87,775.38	
	d) Supv. Resident Initiatives Coordinator (force acct.)	1408		\$ 147,138.00		\$ 87,775.37	\$ 87,775.37	
	e) Transportation	1408		\$ -		\$ 930.94	\$ 930.94	
	f) Youth Diversionary Programs	1408		\$ 2,110.00				
	<b>Sub-Total</b>		\$ 332,780.00	\$ -	\$ 231,576.69	\$ 231,576.69		
PHA Wide Admin	a) Administration	1410		\$ 166,390.00		\$ 121,280.72	\$ 121,280.72	
	<b>Sub-Total</b>		\$ 166,390.00	\$ -	\$ 121,280.72	\$ 121,280.72		
PHA Wide Fees & Costs	a) A&E (In House Inspections)	1430		\$ -		\$ -	\$ -	
	<b>Sub-Total</b>		\$ -	\$ -	\$ -	\$ -		
PHA Wide Non-Dwelling Equipment	Maintenance vehicles, tools, equipment, and communications equipment.	1475		\$ 60,000.00				
	<b>Sub-Total</b>		\$ 60,000.00	\$ -	\$ -	\$ -		

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

**Part II: Supporting Pages**

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-06 Replacement Housing Factor Grant No.:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	a) Operations	1406		\$ 83,195.00		\$ 83,195.00	\$ 83,195.00	
Operations	Sub-Total			\$ 83,195.00	\$ -	\$ 83,195.00	\$ 83,195.00	
				\$ 1,663,900.00				

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

PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-06 Replacement Housing Factor Grant No.:			Federal FY of Grant: 06	
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	
CA 16-013	07/18/06		03/31/07	07/18/10		13/31/07	
CA 16-014	07/18/06		09/30/07	07/18/10		09/30/07	
CA 16-015	07/18/06		09/30/07	07/18/10		12/31/07	
CA 16-019	07/18/06			07/18/10			
CA 16-020	07/18/06			07/18/10			
CA 16-021	07/18/06		09/30/07	07/18/10		12/31/07	
CA 16-030	07/18/06			07/18/10			
CA 16-035	07/18/06			07/18/10			
CA 16-040	07/18/06		06/30/07	07/18/10		12/31/07	
CA 16-044	07/18/06			07/18/10			
CA 16-046	07/18/06		09/30/07	07/18/10		12/31/07	
CA 16-049	07/18/06		09/30/07	07/18/10		12/31/07	
CA 16-050	07/18/06			07/18/10			
CA 16-055	07/18/06		03/31/07	07/18/10		06/30/07	
PVH Wide Management Improvements	07/18/06			07/18/10			
PHA Wide Administration	07/18/06			07/18/10			
PHA Wide Fees and Costs	07/18/06			07/18/10			
PHA Wide Non-Dwelling Equipment	07/18/06			07/18/10			
PHA Wide Operations	07/18/06			07/18/10			

## CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-07 Replacement Housing Factor Grant No.:		Federal FY of Grant: 07
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.:   )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 87,674.50		\$ 87,674.50	\$ 87,674.50
3	1408 Management Improvements	\$ 350,698.00		\$ 106,499.92	\$ 86,199.92
4	1410 Administration	\$ 175,349.00		\$ 66,463.00	\$ 66,463.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 67,600.00			
10	1460 Dwelling Structures	\$ 864,993.50		\$ 326,970.91	
11	1465.1 Dwelling Equipment - Non-expendable	\$ 33,600.00		\$ 4,018.99	
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment	\$ 60,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 113,575.00		\$ 16,638.86	
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 1,753,490.00	\$ -	\$ 608,266.18	\$ 240,337.42
22	Amount of Line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs	\$ 65,890.00			
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-07 Replacement Housing Factor Grant No.:			Federal FY of Grant: 07			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-013	a) Replace Wood Cedar Fence	1450	1 Site	\$ 10,000.00				
	b) Security Lighting Upgrades	1450	1 Site	\$ 2,880.00				
	c) Exterior Wood Repair and Paint	1460	3 Sites	\$ 14,300.00				
	d) Kitchen/Bathroom Upgrades	1460	6 Sites	\$ 205,128.00				
	e) Colorcoat	1460	1 Site	\$ 35,750.00				
	f) Replace Downspouts/Gutters	1460	1 Site	\$ 1,925.00				
	g) Relocation	1495	6 Sites	\$ 46,200.00				
	<b>Sub-Total</b>			<b>\$ 316,183.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-014	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 80,591.00				
	<b>Sub-Total</b>			<b>\$ 80,591.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-015	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 3,025.00				
	<b>Sub-Total</b>			<b>\$ 3,025.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-016	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 4,950.00				
	<b>Sub-Total</b>			<b>\$ 4,950.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-020	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 4,400.00				
	<b>Sub-Total</b>			<b>\$ 4,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-018	a) Replace Stoves	1465.1	1 Site	\$ 8,400.00				
	<b>Sub-Total</b>			<b>\$ 8,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-021	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 3,025.00				
	<b>Sub-Total</b>			<b>\$ 3,025.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-022	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 8,250.00				
	b) Replace Downspouts/Gutters	1460		\$ 7,700.00				
	<b>Sub-Total</b>			<b>\$ 15,950.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-024	a) Security Lighting Upgrades	1450	1 Site	\$ 2,880.00				
	<b>Sub-Total</b>			<b>\$ 2,880.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-025	a) Security Lighting Upgrades	1450	1 Site	\$ 2,880.00				
	<b>Sub-Total</b>			<b>\$ 2,880.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-028	a) Replace Stoves	1465.1	1 Site	\$ 25,200.00				
	<b>Sub-Total</b>			<b>\$ 25,200.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

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

PHA Name: San Diego Housing Commission

**Grant Type and Number**  
 Capital Fund Program Grant No. CA13PO63-501-07  
 Replacement Housing Factor Grant No.:

**Federal FY of Grant:**  
 07

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-030	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 22,000.00				
	<b>Sub-Total</b>			<b>\$ 22,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-031	a) Security Lighting Upgrades	1450	1 Site	\$ 2,880.00				
	b) Replace Wood Cedar Fence	1450		\$ 15,000.00				
	<b>Sub-Total</b>			<b>\$ 17,880.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-033	a) Security Lighting Upgrades	1450	1 Site	\$ 2,880.00				
	b) Replace Wood Cedar Fence	1450		\$ 15,000.00				
	<b>Sub-Total</b>			<b>\$ 17,880.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-035	a) Exterior Wood Repair and Paint	1460	1 Sites	\$ 39,694.00				
	<b>Sub-Total</b>			<b>\$ 39,694.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-043	a) Site Drain Repair	1450	1 Site	\$ 3,200.00				
	b) Replace Wood Cedar Fence	1450	1 Site	\$ 10,000.00				
	c) Colorcoat	1460	1 Site	\$ 7,150.00				
	d) Stucco Repair	1460	1 Site	\$ 4,125.00				
	e) Replace Downspouts/Gutters	1460	1 Site	\$ 2,310.00				
	f) Exterior Wood Repair and Paint	1460	2 Sites	\$ 10,725.00				
<b>Sub-Total</b>				<b>\$ 37,510.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-046	a) Kitchen/Bathroom Upgrades	1460	1 Site	\$ 64,878.00				
	b) Relocation	1495		\$ 11,550.00				
	<b>Sub-Total</b>			<b>\$ 76,428.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
CA 16-049	a) Exterior Wood Repair and Paint	1460	2 Sites	\$ 42,900.00				
	b) Replace Roof	1460	1 Site	\$ 5,500.00				
	c) Replace Downspouts/Gutters	1460	1 Site	\$ 2,090.00				
	d) Colorcoat	1460	1 Site	\$ 12,100.00				
	e) Kitchen/Bathroom Upgrades	1460	1 Site	\$ 48,378.00				
	f) Relocation	1495	1 Site	\$ 9,625.00				
	<b>Sub-Total</b>				<b>\$ 120,593.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
CA 16-050	a) Exterior Wood Repair and Paint	1460	1 Site	\$ 5,500.00				
	b) Kitchen/Bathroom Upgrades	1460		\$ 56,628.00				

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

PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA13PO63-501-07 Replacement Housing Factor Grant No.:			Federal FY of Grant: 07			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA 16-056	c) Relocation	1495		\$ 11,550.00				
	<b>Sub-Total</b>			\$ 73,678.00	\$ -	\$ -	\$ -	
CA 16-055	a) Replace Dumpster Enclosures	1460	1 Site	\$ 2,087.50				
	b) Kitchen/Bathroom Upgrades	1460		\$ 48,378.00				
	c) Relocation	1495		\$ 9,625.00				
	<b>Sub-Total</b>			\$ 60,090.50	\$ -	\$ -	\$ -	
CA 16-058	a) Kitchen/Bathroom Upgrades	1460	1 Site	\$ 73,128.00				
	b) Relocation	1495		\$ 15,400.00				
	<b>Sub-Total</b>			\$ 88,528.00	\$ -	\$ -	\$ -	
CA 16-063	a) Kitchen/Bathroom Upgrades	1460	1 Site	\$ 48,378.00				
	b) Relocation	1495		\$ 9,625.00				
	<b>Sub-Total</b>			\$ 58,003.00	\$ -	\$ -	\$ -	
				\$ 1,079,768.50	\$ -			
PHA Wide Management Improvements	a) Computer Instruction	1408		\$ 35,000.00				
	b) Resident development	1408				\$ 16,900.00	\$ 16,900.00	
	c) Senior Resident Initiatives Coordinator (force acct.)	1408		\$ 160,352.00		\$ 34,649.96	\$ 34,649.96	
	d) Supv. Resident Initiatives Coordinator (force acct.)	1408		\$ 155,346.00		\$ 34,649.96	\$ 34,649.96	
	e) Transportation	1408		\$ -				
	f) Youth Diversionary Programs	1408						
	<b>Sub-Total</b>			\$ 350,698.00	\$ -	\$ 86,199.92	\$ 86,199.92	
PHA Wide Admin	a) Administration	1410		\$ 175,349.00		\$ 66,463.00	\$ 66,463.00	
	<b>Sub-Total</b>			\$ 175,349.00	\$ -	\$ 66,463.00	\$ 66,463.00	
PHA Wide Fees & Costs	a) A&E (In House Inspections)	1430		\$ -				
	<b>Sub-Total</b>			\$ -	\$ -	\$ -	\$ -	
PHA Wide Non-Dwelling Equipment	Maintenance vehicles, tools, equipment, and communications equipment.	1475		\$ 60,000.00				
	<b>Sub-Total</b>			\$ 60,000.00	\$ -	\$ -	\$ -	
PHA Wide Operations	a) Operations	1406		\$ 87,674.50		\$ 87,674.50	\$ 87,674.50	
	<b>Sub-Total</b>			\$ 87,674.50	\$ -	\$ 87,674.50	\$ 87,674.50	
				\$ 1,753,490.00	\$ -			

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

PHA Name: San Diego Housing Commission	Grant Type and Number Capital Fund Program Grant No. CA16PO63-501-07 Replacement Housing Factor Grant No.:	Federal FY of Grant: 07
--	--	----------------------------

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	
CA 16-013	09/12/09			09/12/11			
CA 16-014	09/12/09			09/12/11			
CA 16-015	09/12/09			09/12/11			
CA 16-016	09/12/09			09/12/11			
CA 16-018	09/12/09			09/12/11			
CA 16-020	09/12/09			09/12/11			
CA 16-021	09/12/09			09/12/11			
CA 16-024	09/12/09			09/12/11			
CA 16-025	09/12/09			09/12/11			
CA 16-028	09/12/09			09/12/11			
CA 16-030	09/12/09			09/12/11			
CA 16-031	09/12/09			09/12/11			
CA 16-033	09/12/09			09/12/11			
CA 16-043	09/12/09			09/12/11			
CA 16-046	09/12/09			09/12/11			
CA 16-049	09/12/09			09/12/11			
CA 16-055	09/12/09			09/12/11			
CA 16-058	09/12/09			09/12/11			
CA 16-063	09/12/09			09/12/11			
PVH Wide Management Improvements	09/12/09			09/12/11			
PHA Wide Administration	09/12/09			09/12/11			
PHA Wide Fees and Costs	09/12/09			09/12/11			
PHA Wide Non-Dwelling Equipment	09/12/09			09/12/11			
PHA Wide Operations	09/12/09			09/12/11			

**San Diego Housing Commission**  
**Summary of Revisions to the Section 8 Administrative Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b><u>WAITING LIST, ADMISSION, AND DENIAL OF ADMISSION – Chapter 2</u></b></p> <p><b><u>H. WAITING LIST PREFERENCES</u></b>                      (Chapter 2, pg 4)</p> <p>The Housing Commission will offer public notice when changing its preference system and the notice will be publicized using the same guidelines as those for opening and closing the waiting list.</p> <p>The Housing Commission uses the following local preference system:</p> <ul style="list-style-type: none"> <li>Date and time of receipt of a completed application.</li> <li>Residency preferences for families who live, work, or have been hired to work in the jurisdiction.</li> <li>Family</li> <li>Homeless person with a disability</li> <li>Elderly (62 years or older)</li> <li>Disability</li> <li>Veteran</li> <li>Active U.S. Military personnel.</li> </ul>	<p><b><u>WAITING LIST, ADMISSION, AND DENIAL OF ADMISSION – Chapter 2</u></b></p> <p><b><u>H. WAITING LIST PREFERENCES</u></b>                      (Chapter 2, pg 4)</p> <p>Removing from Administrative Plan</p>	<p>Deleted in its entirety. Waiting List preferences are addressed in the Administrative Plan under Ranking Local and Selection Preferences</p>

**San Diego Housing Commission**

**Summary of Revisions to the Section 8 Administrative Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b><u>I. RANKING LOCAL AND SELECTION PREFERENCES</u></b> (Chapter 2, pg 4)</p> <p>Within each of the following numbered categories, applicants will be served by date and time of application.</p> <ol style="list-style-type: none"> <li>1. Applicants who live and/or work in the City of San Diego and who are families of two or more people or single persons who are disabled or age 62 or older, or veterans, or active U.S. Servicepersons or a homeless person with a disability</li> <li>2. Other applicants who live and/or work in the City of San Diego</li> <li>3. Applicants who do not live and/or work in the City of San Diego and who are families of two or more people or single persons who are disabled or age 62 or older, or veterans, or active U.S. Servicepersons or a homeless person with a disability</li> <li>4. Other applicants who do not live and/or work in the City San Diego</li> </ol> <p><b><u>O. Eligibility Determination Process</u></b> (Chapter 2, pg. 7)</p> <p>All preferences claimed on the application for Housing Assistance or while the family is on the waiting list</p>	<p><b><u>I. RANKING LOCAL AND SELECTION PREFERENCES</u></b> (Chapter 2, pg 4)</p> <p>Within each of the following numbered categories, applicants will be served by date and time of application.</p> <ol style="list-style-type: none"> <li>1. Applicants who live and/or work in the City of San Diego and who are families of two or more people or single persons who are disabled or age 62 or older, or a homeless person with a disability</li> <li>2. Other applicants who live and/or work in the City of San Diego</li> <li>3. Applicants who do not live and/or work in the City of San Diego and who are families of two or more people or single persons who are disabled or age 62 or older, or a homeless person with a disability</li> <li>4. Other applicants who do not live and/or work in the City San Diego</li> </ol> <p><b><u>O. Eligibility Determination Process</u></b> (Chapter 2, pg. 7)</p> <p>All preferences claimed on the application for Housing Assistance or while the family is on the waiting list will be</p>	<p>Revised. Previously a State mandated requirement for Public Housing; not required for Section 8.</p>

## San Diego Housing Commission

### Summary of Revisions to the Section 8 Administrative Plan

Current	Revision	Explanation
<p>will be verified after the family is selected from the waiting list.</p> <p>Applicants must complete a Personal Declaration.</p> <p><b><u>V. Family Composition</u></b> (Chapter 2, pg8)</p> <p>Two or more elderly or disabled persons living together or one or more elderly or disabled persons living with one or more live-in aides.</p>	<p>verified after the family is selected from the waiting list.</p> <p>Applicants must complete a Personal Declaration.</p> <p><b>Household composition may not be changed only to qualify for a preference.</b></p> <p><b><u>V. Family Composition</u></b> (Chapter 2, pg8)</p> <p>Two or more persons living together or one or more elderly or disabled persons living with one or more live-in aides.</p>	<p>Language added to protect the integrity of the program.</p> <p>Revised to clarify definition of family composition at admission to the program.</p>
<p><b><u>VERIFICATION, INCOME, ASSETS AND ALLOWANCES – Chapter 3</u></b></p> <p><b><u>Social Security and Supplemental Security Income</u></b> (Chapter 3, pg 15)</p> <p>Acceptable methods of verification include, in order of priority:</p> <p>1. EIV (UIV) for Social Security and Supplemental Security Income in conjunction with award letter or print out.</p>	<p><b><u>VERIFICATION, INCOME, ASSETS AND ALLOWANCES – Chapter 3</u></b></p> <p><b><u>Social Security and Supplemental Security Income</u></b> (Chapter 3, pg 15)</p> <p>Acceptable methods of verification include, in order of priority:</p> <p>1. EIV (UIV) for Social Security and Supplemental Security Income.</p>	<p>Revised to streamline processes for clients and staff.</p>

## San Diego Housing Commission

### Summary of Revisions to the Section 8 Administrative Plan

Current	Revision	Explanation
<p><b><u>J. VERIFICATION OF ASSETS</u></b> (Chapter 3, pg19)</p> <p><b>Family Assets</b></p> <p>Current cash value of a family’s assets is the net amount the family would receive if the assets were converted to cash.</p> <p><b>Assets Totaling \$1,000 or Less:</b> SDHC will not verify through third-party methods because of the negligible impact on the HAP amount.</p> <p><b>Assets that Exceed \$1,000:</b> SDHC will attempt third-party verification of all family assets and will utilize the current balance for savings accounts and will determine the average balance for checking accounts.</p>	<p><b><u>J VERIFICATION OF ASSETS</u></b> (Chapter 3, pg19)</p> <p><b>Family Assets - Checking and Savings Accounts, Stocks, Bonds, Certificates of Deposit, and Money Market Funds.</b></p> <p>Current cash value of a family’s assets is the net amount the family would receive if the assets were converted to cash.  <b>The current value of assets will be counted unless there is evidence provided by the family that an average of the balance for the last 2-6 months is a better reflection of anticipated income. Interest will be calculated based on the interest rate reflected on the most current statement, or on the CD set rate, unless third party verification reflects a higher interest rate. For stocks, the asset income will be based on the earnings for the most recent reporting period unless there is evidence provided by the family that an average of the earnings for a prior 12 months is a better reflection of anticipated income.</b></p> <p><b>Assets Totaling \$5,000 or Less: The total family assets under \$5,000 will be considered nominal and will not require third party verification. Nominal assets will be verified by review of documents using the current balance.</b></p> <p><b>Assets that Exceed \$5,000:</b> SDHC will attempt third party verification of all family assets and will utilize the current balance for savings and checking accounts.</p>	<p>Revised to streamline processes for clients and staff.</p> <p>Revised to streamline processes for clients and staff.</p> <p>Revised to streamline processes for clients and staff.</p>



**San Diego Housing Commission**

**Summary of Revisions to the Section 8 Administrative Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b><u>Savings or Checking Account Interest and Dividend Income</u></b> (Chapter 3, pg 20)</p> <p>Acceptable methods of verification include, in order of priority:</p> <ol style="list-style-type: none"> <li>1. Verification form completed by the financial institution.</li> <li>2. Financial institution generated account statements, certificate of deposit statements, three (3) to six (6) months of statements for checking accounts; supplied by the family.</li> <li>3. Broker statements showing the value of stocks or bonds and the earnings credited to the family (Earnings can also be obtained from current newspaper quotations or orally from brokers.)</li> <li>4. IRS Form 1099 forms a financial institution.</li> </ol> <p><b><u>SUBSIDY STANDARDS, VOUCHER ISSUEANCE, AND BRIEFINGS – Chapter 5</u></b></p> <p><b><u>Reasonable Accommodation to Accommodate a Person With a Disability</u></b> (Chapter 5, pg 7)</p> <p>If the family needs an extension of the initial voucher term as reasonable accommodation to make the</p>	<p><b><u>Savings or Checking Account Interest and Dividend Income</u></b> (Chapter 3, pg 20)</p> <p>Acceptable methods of verification include, in order of priority:</p> <p><b>5) Life insurance policy/statement from Financial Institution showing cash surrender value table.</b></p> <p><b><u>SUBSIDY STANDARDS, VOUCHER ISSUEANCE, AND BRIEFINGS – Chapter 5</u></b></p> <p><b><u>Reasonable Accommodation to Accommodate a Person with a Disability</u></b> (Chapter 5, pg 7)</p> <p>If the family needs an extension of the initial voucher term as reasonable accommodation to make the program accessible</p>	<p>Adding #5 will save time for clients and staff when determining asset income.</p>

## San Diego Housing Commission

### Summary of Revisions to the Section 8 Administrative Plan

Current	Revision	Explanation
<p>program accessible to a family member who is a person with a disability, the Housing Commission will grant an extension to the Voucher of 120 days.</p>	<p>to a family member who is a person with a disability, the Housing Commission will grant an extension to the Voucher of 120 days. <b>The family may submit a doctor's statement in conjunction with the Request for Reasonable Accommodation form.</b></p>	<p>Revised to streamline processes for clients and staff.</p>
<p><b><u>REQUEST FOR APPROVAL OF TENANCY AND CONTRACT EXECUTION – Chapter 6</u></b></p> <p><b><u>B. ELIGIBLE TYPES OF HOUSING</u></b> (Chapter 6, pg 2)</p> <p>All structure types can be utilized.</p>	<p><b><u>REQUEST FOR APPROVAL OF TENANCY AND CONTRACT EXECUTION – Chapter 6</u></b></p> <p><b><u>B. ELIGIBLE TYPES OF HOUSING</u></b> (Chapter 6, pg 2)</p> <p>All <b>residential</b> structure types can be utilized.</p>	<p>Revised to include residential language</p>
<p><b><u>ANNUAL REEXAMINATIONS AND INTERIM ADJUSTMENTS – Chapter 8</u></b></p> <p><b><u>H. NOTIFICATION OF NOMINAL RENT PORTION INCREASES</u></b> (Chapter 8, pg 5)</p> <p>The Housing Commission will notify program participants at least 30 days in advance of any increases to their share of the rent. However, an increase to the participant's share of the rent that is \$10 or less as a result of an annual recertification, rent increase or correction, can be effective without a 30 day notice.</p>	<p><b><u>ANNUAL REEXAMINATIONS AND INTERIM ADJUSTMENTS – Chapter 8</u></b></p> <p><b><u>H. NOTIFICATION OF NOMINAL RENT PORTION INCREASES</u></b> (Chapter 8, pg 5)</p> <p>The Housing Commission will notify program participants at least 30 days in advance of any increases to their share of the rent. However, an increase to the participant's share of the rent that is <b>\$20</b> or less as a result of an annual recertification, rent increase or correction, can be effective without a 30 day notice.</p>	<p>Revised \$10 to read \$20</p>

**San Diego Housing Commission**

**Summary of Revisions to the Section 8 Administrative Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b><u>PROGRAM ABUSE PREVENTION POLICY</u></b> (Chapter 8, pg 8)</p> <p>None in place.</p>	<p><b><u>K. PROGRAM ABUSE PREVENTION POLICY</u></b> (Chapter 8, pg 8)</p> <p><b><u>Decreases at Reexamination</u></b></p> <p><b>If a pattern of regularly reporting a decrease in income during the reexamination timeframe is discovered by utilizing UIV (Upfront Income Verification) or other methods for two or more years, it may be considered program abuse. For example, the family was employed and then became unemployed prior to the reexamination, causing a lowered Total Tenant Payment (TTP). After the effective date of the reexamination, the family’s income increases. In such cases, SDHC may increase the tenant rent upon an increase in the family’s income, or issue a Notice of Intended Action for committing program abuse.</b></p>	<p>Adding language to prevent families from deliberately quitting their jobs to take advantage of the program.</p> <p>SDHC policy allows families with increases in income to wait until their next annual reexamination to report the increase.</p>
<p><b><u>HOUSING QUALITY STANDARDS AND INSPECTIONS – Chapter 10</u></b></p> <p><b><u>C. ANNUAL HQS INSPECTIONS</u></b> (Chapter 10, pg 2)</p> <p>If the family does not contact the Housing Commission to reschedule the inspection, or if the family misses three inspection appointments, the Housing Commission will consider the family in violation of a Family Obligation and their assistance will be terminated in accordance with this Plan.</p>	<p><b><u>HOUSING QUALITY STANDARDS AND INSPECTIONS – Chapter 10</u></b></p> <p><b><u>C. ANNULA HQS INSPECTIONS</u></b> (Chapter 10, pg 2)</p> <p>If the family does not contact the Housing Commission to reschedule the inspection, or if the family misses <b>two</b> inspection appointments, the Housing Commission will consider the family in violation of a Family Obligation and their assistance will be terminated in accordance with this Plan.</p>	<p>Reduce the number of times a participant can “no show” to their inspection appointments.</p>



## San Diego Housing Commission

### Summary of Revisions to the Section 8 Administrative Plan

Current	Revision	Explanation
<p><b><u>Grounds for Denial or Termination of Assistance</u></b> (Chapter 11, pg 5)</p> <p>Be responsible for a Housing Quality Standards damages and/or failed items caused by the family and allow the Housing Commission to inspect the unit at reasonable times and after reasonable notice to comply with HUD requirements for an inspection.</p>	<p><b><u>Grounds for Denial or Termination of Assistance</u></b> (Chapter 11, pg 5)</p> <p>Be responsible for a Housing Quality Standards damages and/or failed items caused by the family.</p> <p><b>Failure</b> to allow the Housing Commission to inspect the unit at reasonable times and after reasonable notice to comply with HUD requirements for an inspection.</p>	<p>Revised</p>
<p><b><u>Other reasons for terminating/denying assistance</u></b> (Chapter 11, pg 7)</p> <p>If three (3) scheduled appointments/inspections have been missed without good cause and without prior notice to the Housing Commission within a twelve month period.</p>	<p><b><u>Other reasons for terminating/denying assistance</u></b> (Chapter 11 pg 7)</p> <p>If <b>two (2)</b> scheduled appointments/inspections have been missed without good cause and without prior notice to the Housing Commission within a twelve month period.</p>	<p>Revising language from (3) to (2) scheduled appointments/inspections</p>
<p><b><u>E. CRIMINAL ACTIVITY POLICY</u></b></p> <p><b>Approval of Applicants and Household Additions</b> (Chapter 11, pg 8)</p> <p>“Engaged in or engaging in” violent criminal activity means any act by applicants, participants, household member, or guests which involved criminal activity that has as one of its elements the use, attempted use,</p>	<p><b><u>E. CRIMINAL ACTIVITY POLICY</u></b></p> <p><b>Approval of Applicants and Household Additions</b> (Chapter 11, pg 8)</p> <p>“Engaged in or engaging in” violent criminal activity means any act by applicants, participants, household member, or guests which involved criminal activity that has as one of its elements the use, attempted use, or threatened use of</p>	<p>Add language.</p>

**San Diego Housing Commission**

**Summary of Revisions to the Section 8 Administrative Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p>or threatened use of physical force substantial enough to cause, or be reasonable likely to cause, serious verily injury or property damage, which did or did not result in the arrest and/or conviction of the applicant, participant, household members, or guests</p> <p><b><u>J. MISSED APPOINTMENTS AND DEADLINES</u></b> (Chapter 11, pg 11)</p> <p>It is a Family Responsibility to supply information, documentation, and certification as needed for the Housing Commission to fulfill its responsibilities. The Housing Commission schedules appointments and sets deadlines in order to obtain the required information. A participant who fails to keep an appointment or meet a set deadline without prior notice or good cause or fails to supply required information may be sent a Notice of Intended Action. A Notice of Intended Action may be sent to a participant who fails to keep three (3) scheduled appointments and/or inspections without prior notice or good cause within a one-year period. "Good cause" is defined as an unavoidable conflict that seriously affects the health, safety or welfare of the family. A participant who fails to supply information required by a deadline without notifying the Housing Commission may be sent a Notice of Intended Action.</p> <p><b><u>X. PRE HEARING RIGHTS AND RESPONSIBILITIES</u></b> (Chapter 11, pg 18)</p>	<p>physical force substantial enough to cause, or be reasonable likely to cause, serious verily injury or property damage, <b>including lewd and lascivious acts with a minor</b>, which did or did not result in the arrest and/or conviction of the applicant, participant, household members, or guests</p> <p><b><u>J. MISSED APPOINTMENTS AND DEADLINES</u></b> (Chapter 11, pg 11)</p> <p>It is a Family Responsibility to supply information, documentation, and certification as needed for the Housing Commission to fulfill its responsibilities. The Housing Commission schedules appointments, inspections and sets deadlines in order to obtain the required information. A participant who fails to keep an appointment, inspection or meet a set deadline without prior notice or good cause or fails to supply required information may be sent a Notice of Intended Action. A Notice of Intended Action may be sent to a participant who fails to keep <b>two (2)</b> scheduled appointments and/or <b>two (2)</b> scheduled inspections without prior notice or good cause within a one-year period. "Good cause" is defined as an unavoidable conflict that seriously affects the health, safety or welfare of the family. A participant who fails to supply information required by a deadline without notifying the Housing Commission may be sent a Notice of Intended Action.</p> <p><b><u>X. PRE HEARING RIGHTS AND RESPONSIBILITIES</u></b> (Chapter 11, pg 18)</p>	<p>Add language</p> <p>Revised from three (3) to two (2) appointments and inspections</p>

San Diego Housing Commission

Summary of Revisions to the Section 8 Administrative Plan

Current	Revision	Explanation
The right to choose an attorney or another person to represent them in the hearing.	The right to choose an attorney or another person to represent them in the hearing. <b>The SDHC has a right to be notified if the family will be represented by an attorney or another person at the hearing</b>	Add language





**San Diego Housing Commission**  
**Public Housing Program – Summary of Proposed Major Changes**  
**ADMISSIONS AND CONTINUED OCCUPANCY PLAN**

**Attachment 3**

	<b>Subject</b>	<b>Current Policy</b>	<b>Proposed Policy</b>	<b>Justification</b>
Chapter 1 Section J Page 5	STATEMENT OF POLICIES AND OBJECTIVES	None current	<b>J. LIMITED ENGLISH PROFICIENCY</b>  Bilingual Staff have been hired to assist in the Limited English Proficiency requirement.	HUD requirement
Chapter 4 Section A Page 18	TENANT SELECTION AND ASSIGNMENT PLAN	<b>A. MANAGEMENT OF THE WAITING LIST</b>  The SDHC will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:  - The application will be a permanent file. - All applicants in the pool will be maintained in order of preference. - Applications equal in preference will be maintained by date and time sequence.	<b>A. MANAGEMENT OF THE WAITING LIST</b>  The SDHC will administer its waiting list as required by 24 CFR Part 5, Subparts E and F, Part 945 and 960.201 through 960.215. The waiting list will be maintained in accordance with the following guidelines:  - <b>The waiting list will be a site-based waiting list.</b> - The application will be a permanent file. - All applicants in the pool will be maintained in order of preference. - Applications equal in preference will be maintained by date and time sequence.	Administrative Change



**San Diego Housing Commission  
Summary of Revisions to Project-Based Voucher Program  
FY09 Agency Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b>Program Description:</b></p> <p>This is a Federal Section 8 housing subsidy program that ties rental assistance directly to a specific unit or project for an aggregate term up to 15 years. The San Diego Housing Commission will fund the Project-Based Voucher Program through its Housing Choice Voucher Program (Section 8), using funds provided by the U.S. Department of Housing and Urban Development (HUD). A minimum of 50 PBV units will be provided during FY2007. The total cumulative number of PBV units will not exceed 20 percent of the baseline number of units in the PHA's voucher program.</p> <p>The Project-based Voucher Section 8 Program consists of two components: e</p> <p>1.1) Existing hHousing, new construction, or rehabilitation projects comprised of : mMultifamily or single-family unitsprojects. No more than \$1000 rehabilitation per unit to pass federal Housing Quality Standards. The Program is targeted to homeless persons or families that receive supportive services in addition to housing. These populations may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Victims of Domestic Violence</li> <li>• Persons with Disabilities – Mentally Ill, Developmentally Disabled, Physically Disabled</li> <li>• Persons with HIV/AIDS</li> <li>• Youth</li> <li>• Persons with Alcohol/Drug Addictions</li> <li>• Veterans</li> </ul> <p>w Construction/Rehabilitation: Units requiring more than \$1000 per unit to pas federal Housing Quality Standards.</p> <p>The program may also be used for pProjects serving the elderly or , a persons with a disabilities, whether they are homeless or not.</p>	<p><b>Program Description:</b></p> <p>This is a Federal Section 8 housing subsidy program that ties rental assistance directly to a specific unit or project for an aggregate term up to 15 years. The San Diego Housing Commission will fund the Project-Based Voucher Program through its Housing Choice Voucher Program (Section 8), using funds provided by the U.S. Department of Housing and Urban Development (HUD). A maximum of 200 PBV units will be provided during FY2009. The total cumulative number of PBV units will not exceed 20 percent of the baseline number of units in the PHA's voucher program.</p> <p>The Project-based Voucher Program consists of existing housing, new construction, or rehabilitation projects comprised of multifamily or single-family units. The Program is targeted to homeless persons or families that receive supportive services in addition to housing. These populations may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Victims of Domestic Violence</li> <li>• Persons with Disabilities – Mentally Ill, Developmentally Disabled, Physically Disabled</li> <li>• Persons with HIV/AIDS</li> <li>• Youth</li> <li>• Persons with Alcohol/Drug Addictions</li> <li>• Veterans</li> <li>• Elderly</li> </ul> <p>The program may also be used for projects serving the elderly or persons with disabilities, whether they are homeless or not.</p> <p>Projects are eligible to receive vouchers for up to 75 percent of the units, at the sole discretion of the Housing Commission.</p>	<p>This change updates the total number of Project-Based Vouchers the Housing Commission expects to lease up during FY2009 and adds Elderly to the potential homeless population.</p>

**San Diego Housing Commission**  
**Summary of Revisions to Project-Based Voucher Program**  
**FY09 Agency Plan**

Current	Revision	Explanation
<p>Projects y, and person receiving supportive services are eligible to receive vouchers for up to 75 100 percent of the units, at the sole discretion of the Housing Commission. All other projects may receive vouchers for up to 25 percent of the units.</p> <p>The PBV Both programs provides housing assistance to qualified, very-low income individuals and families. Project-Bbased Voucher Section 8 participants do not locate their own unit but must move to a unit already in the Project-based Voucher Section 8 Program.</p> <p><u>Vacancy Loss</u></p> <p>The owner may submit a claim for vacancy loss for a PBV unit to the Housing Commission's Claims Coordinator if:</p> <ol style="list-style-type: none"> <li>1) The owner gives the Housing Commission prompt, written notice certifying that the family has vacated the unit and containing the date when the family moved out;</li> <li>2) The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;</li> <li>3) The owner certifies that it has taken "every reasonable action" to minimize the likelihood and length of vacancies.</li> <li>4) The owner provides any additional information required and requested by the Housing Commission to verify that the owner is entitled to the vacancy payment.</li> </ol>	<p>The PBV program provides housing assistance to qualified, very-low income individuals and families. Project-Based Voucher participants do not locate their own unit but must move to a unit already in the Project-based Voucher Program.</p> <p><u>Vacancy Loss</u></p> <p>The owner may submit a claim for vacancy loss for a PBV unit to the Housing Commission's Claims Coordinator if:</p> <ol style="list-style-type: none"> <li><del>5) The owner gives the Housing Commission prompt, written notice certifying that the family has vacated the unit and containing the date when the family moved out;</del></li> <li><del>6) The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;</del></li> <li><del>7) The owner certifies that it has taken "every reasonable action" to minimize the likelihood and length of vacancies.</del></li> <li><del>8) The owner provides any additional information required and requested by the Housing Commission to verify that the owner is entitled to the vacancy payment.</del></li> </ol> <p>The owner may be entitled to payment of up to 80% of the Contract rent for the unit for a maximum of 60 days.</p> <p>The Claims Coordinator is responsible for weighing the factors involved in determining the owner's eligibility for vacancy loss. If the owner's claims are in compliance with the guidelines, the Claims Coordinator will process it for payment.</p> <p>The owner has up to three (3) months, from the move-out date, to submit a claim for vacancy loss.</p>	

**San Diego Housing Commission  
Summary of Revisions to Project-Based Voucher Program  
FY09 Agency Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p>The owner may be entitled to payment of up to 80% of the Contract rent for the unit for a maximum of 60 days.</p> <p>The Claims Coordinator is responsible for weighing the factors involved in determining the owner's eligibility for vacancy loss. If the owner's claims are in compliance with the guidelines, the Claims Coordinator will process it for payment.</p> <p>The owner has up to three (3) months, from the move-out date, to submit a claim for vacancy loss.</p>		
<p><u>Waiting List and Lease Up</u></p> <p>The owner must notify the Housing Commission of any vacancies. When the owner notifies the Housing Commission of a vacant unit, the computer will select the next 20 applicants within the preference category from the Housing Commission's PBV waiting list. Selected applicants will be notified of the opportunity to be considered for the vacant unit and that it will be their responsibility to request a further opportunity if they wish to be considered for future vacancies. Applicants will be provided a description of the type of supportive services offered at the PBV project. PBV projects may serve specific homeless subpopulations such as veterans, victims of domestic violence, and persons with disabilities.</p> <p>If the owner is unable to find a suitable tenant from the initial referral list, the Housing Commission will select the next 20 applicants within the preference category from the PBV waiting list. If the owner is still unable to find a suitable tenant from the referral list, the owner may select a tenant from their own waiting list who is also on the Housing Commission's PBV Waiting List. Owners are encouraged to refer clients to the Housing Commission Waiting List. The Housing Commission (or designee) will conduct an interview to determine eligibility for the PBV program. For PBV site-specific projects, the owner's are responsible for determining</p>	<p><u>Waiting List and Lease Up</u></p> <p>The owner must notify the Housing Commission of any vacancies. When the owner notifies the Housing Commission of a vacant unit, the computer will select the next 20 applicants within the preference category from the Housing Commission's PBV waiting list. Selected applicants will be notified of the opportunity to be considered for the vacant unit and that it will be their responsibility to request a further opportunity if they wish to be considered for future vacancies. Applicants will be provided a description of the type of supportive services offered at the PBV project. PBV projects may serve specific homeless subpopulations such as veterans, victims of domestic violence, and persons with disabilities.</p> <p>If the owner is unable to find a suitable tenant from the initial referral list, the Housing Commission will select the next 20 applicants within the preference category from the PBV waiting list. If the owner is still unable to find a suitable tenant from the referral list, the owner may select a tenant from their own waiting list who is also on the Housing Commission's PBV Waiting List. Owners are encouraged to refer clients to the Housing Commission Waiting List. The Housing Commission</p>	<p>Changes to paragraph three provides additional detail regarding Housing Commission oversight of tenant compliance with the Individual Service Plan, as required by HUD regulations.</p> <p>Changes to paragraph four allows vacancies at the Hollywood Palms Apartments to be filled from the Housing Commission's regular waiting list instead of the PBV waiting list, because the special PBV waiting list is for projects that serve the homeless, elderly and disabled and offer supportive services in addition to housing. The Hollywood Palms Apartments rents to families and is better served by receiving referrals from the regular Section 8 Waiting List.</p>

**San Diego Housing Commission  
Summary of Revisions to Project-Based Voucher Program  
FY09 Agency Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p>tenant eligibility to receive site-specific supportive services.</p> <p>Tenants must comply with owner's supportive services program requirements as a condition of tenancy. The tenant and the PHA must sign a statement of family responsibility that contains all of the family obligations including the family's participation in an owner-provided supportive services program. Failure by the family without good cause to fulfill its supportive services obligation will result in termination of PBV assistance.</p>	<p>(or designee) will conduct an interview to determine eligibility for the PBV program. For PBV site-specific projects, the owner's are responsible for determining tenant eligibility to receive site-specific supportive services.</p> <p>Tenants must comply with owner's supportive services program requirements as a condition of tenancy. The tenant and the PHA must sign a statement of family responsibility that contains all of the family obligations including the family's participation in an owner-provided supportive services program. Failure by the family without good cause to fulfill its supportive services obligation will result in termination of PBV assistance. The Housing Commission will require bi-annual progress reports from the Owners in addition to owner certification that tenants are in compliance with the ISPs.</p> <p>Vacancies at Hollywood Palms will be referred from the regular Housing Commission Section 8 Waiting List. When the owner notifies the Housing Commission of a vacant unit, the computer will select the next 20 applicants from the Housing Commission's waiting list. Selected applicants will be notified of the opportunity to be considered for the vacant unit. If the owner is unable to find a suitable tenant from the initial referral list, the Housing Commission will select the next 20 applicants within the preference category from the waiting list. If the owner is still unable to find a suitable tenant from the referral list, the owner may select a tenant from their own waiting list who is also on the Housing Commission's Waiting List. The Housing Commission (or designee) will conduct an interview to determine eligibility for the program.</p>	

**San Diego Housing Commission  
Summary of Revisions to Project-Based Voucher Program  
FY09 Agency Plan**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p>Conversion to Tenant Based Section 8 Assistance</p> <p>After a household has participated in the Project-based Voucher program for at least 12 months, they may move from the assisted unit and retain federal housing assistance. The Housing Commission will provide a household who leaves the Project-Based Voucher program after a one-year period with tenant-based assistance. Households who leave the Project-Based Voucher program before one year are not eligible for continued assistance</p>	<p>Conversion to Tenant Based Section 8 Assistance</p> <p>After a household has participated in the Project-based Voucher program for at least 12 months, they may move from the assisted unit and retain federal housing assistance. The Housing Commission will provide a household who leaves the Project-Based Voucher program after a one-year period with tenant-based assistance, if they are in good standing with Housing Commission and Section 8 requirements. Households who leave the Project-Based Voucher program before one year are not eligible for continued assistance.</p>	<p>Adds a condition that the tenant is in good standing with Housing Commission and Section 8 requirements. This will prevent tenants who are in violation of program requirements, or undergoing eviction proceedings, from receiving a tenant-based voucher.</p>
	<p><b>Minimum Rent to Tenants</b></p> <p>Minimum rent to tenants under the Project-based Voucher program is \$25.00.</p>	<p>Added language to clarify the minimum rent required under the PBV program.</p>

**San Diego Housing Commission  
 Summary of Revisions to the Family Self-Sufficiency Action Plan  
 FY09 Agency Plan**

**Attachment 5**

<b>Current</b>	<b>Revision</b>	<b>Explanation</b>
<p><b><u>PROGRAM SIZE</u></b></p> <p>The current FSS Action Plan identifies the size of the FSS Program as follows:</p> <p><b>Public Housing FSS Program:</b></p> <p style="padding-left: 40px;">Minimum Program Size: 31</p> <p style="padding-left: 40px;">Total Program Size: 100 (includes voluntary slots)</p> <p><b>Section 8 FSS Program:</b></p> <p style="padding-left: 40px;">Minimum Program Size: 259</p> <p style="padding-left: 40px;">Total Program Size: 400 (includes voluntary slots)</p>	<p><b><u>REVISED PROGRAM SIZE</u></b></p> <p>The revision identifies program size as follows:</p> <p><b>Section 8 FSS Program:</b></p> <p style="padding-left: 40px;">Minimum Program Size: 244</p> <p style="padding-left: 40px;">Total Program Size: 475</p>	<p>As the Housing Commission exited the Public Housing Program, individuals who were residing in Public Housing units received Section 8 vouchers. Those families who were enrolled in the Public Housing FSS Program transitioned into the Section 8 FSS Program. The start date for their FSS contract and the level of service available to those families will remain the same.</p>



**RESIDENT ADVISORY BOARD  
Meeting Minutes  
Wednesday, November 14, 2007  
1122 Broadway, 5<sup>th</sup> Floor Conference Room**

**In Attendance:**

RAB Members: Inge Bonn, Cynthia Brown, Jean “Sahoni” Hollingsworth, Marcia Paster, Robert Shedaker, Anne Shiosaki, Rikio Shiosaki.

SDHC staff: Linda Brown, Rudy Cervantes, Ralene Friend, Victoria Joes, Jackie Harris, Anita Solis, Irma Stabler

Regrets: Iris Ingram, Yvonne Limtiaco, Nellie Ruiz, Ivory Wiggins.

The meeting began at 6:00 p.m. Ralene Friend welcomed attendees, provided a summary of the agenda items and introductions were completed. Ms. Friend announced that members would receive a twenty-five dollar stipend for attending tonight’s meeting.

Rudy Cervantes provided an overview of the Agency Plan process including the public review, the public meeting and the approval process for both the Housing Commission and HUD. The public meeting will be held February 19, 2008. The proposed changes will be effective July 1, 2008

The floor was open to RAB members to ask questions or provide feedback regarding the changes during each of the staff presentations.

Irma Stabler provided a summary of SDHC’s current transition from the public housing program. One thousand three hundred and sixty-six (1,366) Section 8 vouchers have been received for public housing families. Families have the option to remain in their current unit with their Section 8 voucher, with SDHC as their landlord, or use their Section 8 voucher to move to another part of the City. SDHC is in the process of leasing up families. If a family moves from a SDHC owned property, the unit will remain affordable at 80% AMI (or 50% AMI for the senior complex). Only thirty-six (36) units of public housing will remain at the University Canyon site, located in Linda Vista. Ms. Stabler thanked residents for their patience and understanding during the transition.

*Question:* Congratulations on the transition – what an accomplishment!

*Response:* SDHC is excited about this Win-Win opportunity. Families will have more flexibility and San Diego will have additional affordable units available to low income families.

*Question:* Is the Section 8 funding stable?

*Response:* The expectation is the funding will continue.

*Question:* Seniors may not be ready to move, what are you doing for them?

*Response:* We are encouraging everyone, including seniors, to stay where they are for now, sign the one year lease with SDHC and use the time to plan/budget if they want to move in a year. The voucher is tenant based so you can move as long as you remain eligible for Section 8.

*Question:* What about those with ceiling rent?

*Response:* There may be an impact on those higher income families, who are paying market rent now. They will pay 80% of AMI (a HUD formula) or the market rent, whichever ever is lower. Seniors at Belden would pay 50% AMI.

*Question:* How much time do we have to decide about moving? How long is the lease with SDHC? And will we have to move once that lease is up?

*Response:* You have 60 days to decide about moving. The new lease with SDHC will be for one year. If you move, the landlord determines the terms of the lease, usually 6 months to a year. You can stay at SDHC site as long as you are eligible or you can use the option to move – it is your choice to stay or move.

*Question:* What happens if the landlord does condo conversions?

*Response:* Private landlords can give notice if they are making changes to their property, including condo conversions.

*Question:* Can I move to University Canyon?

*Response:* Yes, we will accept Section 8 at University Canyon. Next year when there are vacant units, there will be a list of available units.

*Question:* How much is the security deposit?

*Response:* There will be no security deposit if you stay in our current unit. The industry standard is one to two months rent. If you move to another unit, you will have a new security deposit.

*Question:* Can I move to another unit in my same complex?

*Response:* We cannot accommodate transfers at this time. After the current one year lease, everyone will have the opportunity to move. All Section 8 regulations for moves will apply at that time. Housing Management is considering a transfer list.

*Question:* So my rent is no longer income based?

*Response:* With Section 8 you will continue to pay 30% of your adjusted income. The affordable units that will come available at the SDCH properties will be at 80% or 50% AMI.

*Question:* Is SDHC paying moving expenses?

*Response:* There will be a one time reimbursement for moving expenses (including insurance) for those who move within our jurisdiction (the City of San Diego).

*Question:* Who will be responsible for maintenance?

*Response:* SDHC will be the landlord and will maintain its units.

Anita Solis welcomed the newest Section 8 tenants to the program. Section 8 Housing Assistants will be available to new tenants to assist with the transition. Ms. Solis provided a written summary of the proposed revisions to the Section 8 Administrative Plan and reviewed each item.

*Question:* I have trouble with mold in my unit. Are there similar requirements for mold as the requirements for lead based paint?

*Response:* You should request a special inspection, which will be done within 24 hours. The inspectors will send a notification of his findings to the landlord, who may be required to abate.

*Question:* What if the unit is unlivable due to the mold?

*Response:* We would issue a move voucher. You would have sixty days to move and, with special circumstances, be eligible for an additional sixty days extension.

*Question:* Why do you have the classifications on page 11 of the summary of the proposed Section 8 changes?

*Response:* To assist the Section 8 inspectors.

*Question:* Will I still receive a 48 hour notice from Section 8 to enter my unit when you make repairs?

*Response:* No. Section 8 only determines eligibility and pays the landlord a portion of the rent. The owner, the landlord, is responsible for maintaining the unit. Since SDHC is the owner and landlord of the public housing units, you will receive notice from them for repairs.

*Question:* We work with disabled and autistic adults; their behavior may be misinterpreted. How would they be protected from being falsely accused?

*Response:* The Program Integrity Unit would do a full investigation. A preponderance of evidence would be required for corrective action to be taken. In addition, the person has the right to request a hearing and have a representative, which could be their doctor or counselor, attend the hearing with them.

*Question:* Please clarify the 10 day requirement to report changes in income. My income changes every month; will my rent change monthly?

*Response:* You are required to report income changes but your rent will not change monthly. Your rent amount will be determined by your average income at your annual recertification.

*Question:* Do I have to report the COLA increase on my SSI/SSA?

*Response:* Yes, even though Section 8 is aware of the COLA increase, you should keep a copy of your award letter. Send a copy of that letter with our personal declaration.

*Comment:* As a former landlord I know that completing repairs within 14 days may be difficult and may dissuade landlords from accepting Section 8.

*Response:* I will take your comment to work group and managers for additional review.

*Question:* In response to the letter that was sent regarding updating your information on the waiting list, does that have to be done on-line? That is difficult for seniors, persons with disabilities.

*Response:* No, you can call the waiting list at 619-578-7640 and staff will assist you.

Victoria Jobs provided a summary of Project Based Vouchers and the difference between those and Tenant Based Vouchers. She provided a written list of the proposed revisions to assist streamlining the lease up process. SDHC has one waiting list for both Project Based and Tenant Based Vouchers. The current updating of the waiting list will assist leasing up the Project Based Voucher units.

*Question:* Are vouchers available for victims of domestic violence? Is their confidentiality maintained?

*Response:* Yes to both questions.

Ralene Friend provided a written summary of proposed revisions to the Family Self-Sufficiency (FSS) Action Plan. The proposed changes are to adjust the program size due to the conversion from public housing.

*Question:* Does FSS still have partnerships with apprenticeship programs?

*Response:* Yes, we continue to partner with agencies in the community to provide many different training opportunities

At the conclusion, Ralene Friend thanked members for their continued involvement and welcomed additional feedback/questions to be sent to her. The next RAB meeting is scheduled for January 16, 2008.

The meeting was adjourned at 7:55 p.m.



February 19, 2008

Rudy Cervantes  
San Diego Housing Commission  
1122 Broadway Ste 300  
Resident Services Dept  
San Diego, CA 92101

**Re: Comments on San Diego Housing Commission's Annual Plan, Section 8 Administrative Plan, and Admissions and Continued Occupancy Policy**

Dear Mr. Cervantes,

The YWCA of San Diego County and the National Housing Law Project submit the following comments in connection with the San Diego Housing Commission's (SDHC) proposed Annual Plan for Fiscal Year 2009, including revisions to the Section 8 Administrative Plan and the Admissions and Continued Occupancy Policy (ACOP).

The YWCA of San Diego County provides women and families with the shelter and services they need to escape homelessness and domestic violence. The National Housing Law Project (NHLP) is a national housing law and advocacy center that provides legal assistance, advocacy advice, and housing expertise to legal services and other attorneys, low-income housing advocacy groups, and others who serve the poor. We submit these comments in the hope that they will facilitate a continued dialogue with SDHC and assist the agency in administering its housing programs.

ANNUAL PLAN

Attachment 19: Violence Against Women Act Statement

The VAWA Statement outlines the actions SDHC has taken to serve the housing needs of victims of domestic violence, dating violence, and stalking, including referrals to service providers.

COMMENT:

We support SDHC's efforts to refer victims of domestic violence, dating violence, and stalking to service providers. We strongly recommend that the list of service providers be prepared and reviewed by the

YWCA of San Diego County or another comprehensive service provider to ensure that all resources offered are accurate and available.

We encourage SDHC to describe any other actions it has taken to implement VAWA. For example, SDHC must inform tenants, owners, and managers of their rights and obligations under VAWA. See 42 U.S.C. § 1437d(u)(2)(B); 42 U.S.C. § 1437f(ee)(2)(B). If SDHC provided notification of VAWA, SDHC should detail its efforts in its VAWA attachment. SDHC should also describe its plans to inform new tenants, owners, and managers of VAWA.

## SECTION 8 ADMINISTRATIVE PLAN

### Chapter 7: Moves with Continued Assistance/Portability

#### Restrictions on Moves (pages 7-1, 7-2)

Under the Administrative Plan, families are not permitted to move during the initial term of their assisted occupancy, and families are not permitted to move more than once in a 12-month period. The Administrative Plan states that the housing supervisor may make an exception to the portability restrictions if there is an emergency reason for the move.

#### COMMENT:

We support SDHC's efforts to assist families who must move because of an emergency. We encourage SDHC to recognize moves to escape domestic violence, dating violence, and stalking as an exception to the portability restrictions. This approach is set forth in VAWA. The statute provides that even if a portability move would otherwise constitute a violation of the lease, "a family may receive a voucher from a public housing agency and move to another jurisdiction under the tenant-based assistance program if the family has complied with all other obligations of the Section 8 program and has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking." See 42 U.S.C. § 1437f(r)(5). We also note that the statute permits SDHC to request verification that the family is seeking to move because of domestic violence, dating violence, or stalking. A family may be forced to move within a short time period in order to prevent the abuser from discovering the family's whereabouts. We therefore encourage SDHC to be flexible when assessing a family's need to move because of violence, and to consider a variety of documentation, including statements from service providers and police or court records.

### Chapter 11: Program Terminations

#### Termination of the Tenancy by the Owner: Evictions (page 11-2)

Pursuant to the Administrative Plan, an owner is permitted to terminate the family's tenancy for serious or repeated violations of the terms and conditions of the lease. The Administrative Plan does not include VAWA's provisions addressing evictions by Section 8 owners.

#### COMMENT:

We encourage SDHC to incorporate into the Administrative Plan VAWA's provisions regulating evictions by Section 8 owners. The Administrative Plan should state that an owner cannot construe an incident of actual or threatened domestic violence, dating violence, or stalking as a serious or repeated violation of

the lease by the victim, and that such an incident is not good cause for terminating the tenancy or occupancy rights of the victim. *See* 42 U.S.C. § 1437f(o)(7)(C). Similarly, the section of the Administrative Plan outlining an owner's right to terminate a tenancy for criminal activity should state that criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of the victim's household or any other person under the victim's control, shall not be cause for termination of the victim's tenancy. *See* 42 U.S.C. 1437f(o)(7)(D)(i).

The Administrative Plan should also include VAWA's provisions regarding lease bifurcation. Specifically, the Administrative Plan should make clear that an owner or manager may evict or remove any individual who engages in criminal acts of violence against family members or others, without evicting, removing, or otherwise penalizing a victim of such violence who is also a tenant. *See* 42 U.S.C. 1437f(o)(7)(D)(ii)

Housing Commission Policy for Consideration of Circumstances: Violence Against Women (page 11-9)

COMMENT:

We support SDHC's efforts to consider an individual's status as a victim of domestic violence, dating violence, or stalking when making termination decisions in the Section 8 program. SDHC's policy of referring victims to social services agencies and working with these agencies to ensure that families are able to maintain their housing is noteworthy and should include an updated, accurate list of available resources in San Diego County. The YWCA of San Diego County would be willing to help provide such a list for posting on the SDHC website and to work closely with SDHC for distribution in other manner as well.

To assist program staff and participants using VAWA's protections, we encourage SDHC to incorporate VAWA's certification and confidentiality provisions into the Administrative Plan. Program participants often have questions about what documents can be used to verify incidents of domestic violence, dating violence, or stalking. SDHC is free to provide VAWA's protections to a family based upon the family's statement alone. However, if SDHC currently requires verification of domestic violence, the Administrative Plan should specify which forms of documentation are permissible. Under VAWA, an individual may certify that he or she is a victim of domestic violence, dating violence, or stalking by providing one of the following three documents: (1) HUD-approved certification form; (2) documentation signed by a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, in which the professional attests under penalty of perjury to the professional's belief that the incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation; or (3) a police or court record. *See* 42 U.S.C. § 1437f(ee)(A), (C).

The Administrative Plan should also specify how long an individual has to provide certification. Under VAWA, a housing authority or Section 8 owner may require that an individual provide documentation within 14 business days after requesting certification from the individual in writing. *See* 42 U.S.C. § 1437f(ee)(B). SDHC is free to extend this deadline at its discretion, and we encourage SDHC to provide extensions for good cause given the extreme trauma experienced by victims which might delay the preparation of such paperwork.

The Administrative Plan does not detail VAWA's confidentiality provisions. To encourage victims to use VAWA's provisions and to protect their safety, we recommend that SDHC include the confidentiality

YWCA of San Diego County, 1012 C Street, San Diego, CA 92101 (619) 239-0355 Ext. 244  
[www.ywcasandiego.org](http://www.ywcasandiego.org)

provisions in the Administrative Plan. The Administrative Plan should state that SDHC and Section 8 owners shall keep confidential any information an individual provides regarding his or her status as a victim of domestic violence, dating violence, or stalking, except if the disclosure is: (1) requested in writing by the individual; (2) required for use in an eviction proceeding; or (3) otherwise required by law. See 42 U.S.C. § 1437(ee)(2)(A).

We also encourage SDHC to include VAWA's provisions regarding bifurcation of Section 8 assistance. Specifically, the Administrative Plan should make clear that SDHC may terminate rental assistance to the perpetrator of domestic violence, dating violence, or stalking without terminating assistance to the victim. See 42 U.S.C. 1437f(o)(7)(D)(ii)

Glossary of Terms in Subsidized Housing (page GI-4)

COMMENT:

The Administrative Plan does not define domestic violence, dating violence, or stalking. We encourage SDHC to include definitions of these terms in the Glossary and to cross-reference these definitions in the sections of the Administrative Plan addressing VAWA. We have included the definitions of these terms as they appear in VAWA and the California Family Code. See 42 U.S.C. § 13925(a)(6), (8); 42 U.S.C. § 1437f(f)(10); Cal. Family Code § 6211.

VAWA defines "domestic violence" as felony or misdemeanor crimes of violence committed by:

- (1) a current or former spouse of the victim;
- (2) a person with whom the victim shares a child in common;
- (3) a person who is cohabitating with or has cohabitated with the victim as a spouse;
- (4) a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies;
- (5) any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction [i.e., California].

California law defines "domestic violence" as abuse perpetrated against the victim by:

- (1) The victim's spouse or former spouse.
- (2) Someone the victim lives with or lived with in the past.
- (3) Someone the victim is dating or has dated.
- (4) Someone the victim has a child with.
- (5) Someone to whom the victim is related by blood, marriage, or adoption (including the victim's parent, grandparent, child, grandchild, brother, or sister)

VAWA defines "dating violence" as violence committed by a person--

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and



(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

VAWA defines "stalking" as

(A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or

(ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person;

and

(B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to--

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person

#### ADMISSIONS AND CONTINUED OCCUPANCY POLICY

##### Chapter 2: Eligibility for Admission

###### Screening Applicants Who Claim Mitigating Circumstances (page 14)

The ACOP currently cites disability, medical condition, or course of treatment as one example of a mitigating circumstance for applicants who have unsuitable rental history.

###### COMMENT

During the admissions and screening process, we encourage SDHC to allow for mitigation of negative history for victims of domestic violence, dating violence, or stalking. As noted in VAWA, "Because abusers frequently manipulate finances in an effort to control their partners, victims often lack steady income, credit history, landlord references, and a current address, all of which are necessary to obtain long-term permanent housing." See 42 U.S.C. § 14043e. We encourage SDHC to consider whether an applicant would be suitable for public housing but for a negative history caused by domestic violence, dating violence, or stalking. Negative history that may have been caused by domestic violence, dating violence, or stalking often includes poor credit history, poor rental history (including damage to an apartment), or lack of steady employment. If inquiries reveal that the negative history was the consequence of domestic violence, dating violence, or stalking against a member of the applicant household, SDHC should not deny the household assistance on the basis of this information. Any

inquiries regarding domestic violence, dating violence, or stalking should make clear that members of applicant households have a right to confidentiality.

#### Chapter 8: Transfer Policy

Emergency Transfers (page 63)

SDHC currently authorizes emergency transfers for families whose units are uninhabitable.

#### COMMENT:

We encourage SDHC to adopt an emergency transfer policy to assist victims of domestic violence, dating violence, or stalking who need to flee their abusers. Such a policy could be patterned after VAWA's portability provisions, which permit a family to move out of an assisted unit if the move is needed "to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking." See 42 U.S.C. 1437f(r)(5). This approach has been encouraged by HUD in the Public Housing Occupancy Guidebook, which states that "PHAs may adopt a transfer policy that includes a preference for victims of domestic violence who wish to move to other neighborhoods or even other jurisdictions. One tool PHAs may choose to use is the issuance of a voucher to the victimized family." See Public Housing Occupancy Guidebook, Chapter 19: Domestic Violence at 218-19.

#### Chapter 12: Lease Terminations

Terminations Due to Domestic Violence (page 87-88)

#### COMMENT:

We commend SDHC for incorporating VAWA's provisions into the ACOP. We encourage SDHC to incorporate into the ACOP VAWA's certification and confidentiality provisions, which are described in detail above in our discussion of the Section 8 Administrative Plan.

#### Chapter 15: One Strike Policy

Administration (page 95)

The ACOP currently lists several protected classes who will not be discriminated against during screening and eviction procedures.

#### COMMENT:

We encourage SDHC to include victims of domestic violence, dating violence, and stalking among the groups it will not discriminate against during screening and eviction procedures.

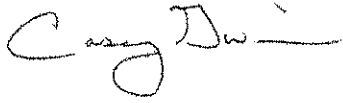
#### CONCLUSION

Thank you for the opportunity to submit these comments. We look forward to discussing these issues with you in greater depth. We are honored to work with the Housing Commission in support of so many who have experienced domestic violence, sexual assault, child abuse, and stalking. Too often, all of us forget the profound trauma and the ongoing impacts of abuse in the lives of those touched by family violence. Please do not hesitate to contact me if we can assist the San Diego Housing Commission on these issues in the weeks, months, and years to come. The YWCA of San Diego County is willing to assist

YWCA of San Diego County, 1012 C Street, San Diego, CA 92101 (619) 239-0355 Ext. 244  
[www.ywcasandiego.org](http://www.ywcasandiego.org)

the Commission in providing training on domestic violence and the related issues that impact the day to day life of victims of domestic violence and their children.

Sincerely,

A handwritten signature in black ink that reads "Casey Gwinn". The signature is written in a cursive style with a long horizontal line extending to the right.

Casey Gwinn  
Chief Executive Officer  
YWCA of San Diego County &  
Meliah Schultzman  
National Housing Law Project

**FY09 Agency Plan – SDHC Responses to Comments from YWCA:**

Page 1 of 9

**SECTION 8 ADMINISTRATIVE PLAN:****Attachment 19: Violence Against Women Act Statement**

The VAWA Statement outlines the actions SDHC has taken to serve the housing needs of victims of domestic violence, dating violence, and stalking, including referrals to service providers.

**YWCA COMMENT:**

We support SDHC's efforts to refer victims of domestic violence, dating violence, and stalking to service providers. We strongly recommend that the list of service providers be prepared and reviewed by the YWCA of San Diego County or another comprehensive service provider to ensure that all resources offered are accurate and available.

We encourage SDHC to describe any other actions it has taken to implement VAWA. For example, SDHC must inform tenants, owners, and managers of their rights and obligations under VAWA. *See* 42 U.S.C. § 1437d(u)(2)(B); 42 U.S.C. § 1437f(ee)(2)(B). If SDHC provided notification of VAWA, SDHC should detail its efforts in its VAWA attachment. SDHC should also describe its plans to inform new tenants, owners, and managers of VAWA.

**SDHC RESPONSE TO COMMENT:**

- **The SDHC has obtained the most current list (revised January 2008) on resources available from the County of San Diego Office of Violence Prevention. The SDHC has also posted two additional website links to assist low income families; one to the Office of Domestic Violence, and the other one to the County's Resource Information List, which will be updated every time the County list is updated.**
- **On March 30, 2007, the SDHC took action and informed owners and managers who provide housing to Section 8 tenants of their obligations under VAWA. Additionally, the Housing Commission has also informed all of the Section 8 program participants of their rights under VAWA. A flyer about VAWA was included in each of the tenant's reexamination packet as of March 2, 2007.**
- **New Section 8 participants, who receive a Housing Choice Voucher, attend a Briefing Session in which a set of new documents are explained; one of these documents is the Lease Addendum, which contains an entire section specifically on Protections for Victims of Abuse. Furthermore, the briefing packet issued to new participants now contains a flyer about VAWA.**
- **New owners and managers are required to read and execute the Housing Assistance Payment Contract; a document between the SDHC and Owners, also containing an entire section of Protections for Victims of Abuse.**

Chapter 7: Moves with Continued Assistance/Portability

Restrictions on Moves (pages 7-1, 7-2)

Under the Administrative Plan, families are not permitted to move during the initial term of their assisted occupancy, and families are not permitted to move more than once in a 12-month period. The Administrative Plan states that the housing supervisor may make an exception to the portability restrictions if there is an emergency reason for the move.

**YWCA COMMENT:**

We support SDHC's efforts to assist families who must move because of an emergency. We encourage SDHC to recognize moves to escape domestic violence, dating violence, and stalking as an exception to the portability restrictions. This approach is set forth in VAWA. The statute provides that even if a portability move would otherwise constitute a violation of the lease, "a family may receive a voucher from a public housing agency and move to another jurisdiction under the tenant-based assistance program if the family has complied with all other obligations of the Section 8 program and has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking." *See* 42 U.S.C. § 1437f(r)(5). We also note that the statute permits SDHC to request verification that the family is seeking to move because of domestic violence, dating violence, or stalking. A family may be forced to move within a short time period in order to prevent the abuser from discovering the family's whereabouts. We therefore encourage SDHC to be flexible when assessing a family's need to move because of violence, and to consider a variety of documentation, including statements from service providers and police or court records.

**SDHC RESPONSE TO COMMENT:**

**The SDHC Administrative Plan has been revised to include that Housing Supervisors may make an exception to the portability restrictions if there is an emergency reason for the move. Supervisors understand the need of portability for victims of domestic violence, thus, ensuring that tenants affected by VAWA are allowed more flexibility, time, and consideration. A Section 8 participant who is a victim of domestic violence, dating violence, or stalking may request and be granted portability due to the incident or threat if they are otherwise complaint with all obligations and the perpetrator has moved out of the dwelling unit.**

Chapter 11: Program Terminations

Termination of the Tenancy by the Owner: Evictions (page 11-2)

Pursuant to the Administrative Plan, an owner is permitted to terminate the family's tenancy for serious or repeated violations of the terms and conditions of the lease. The Administrative Plan does not include VAWA's provisions addressing evictions by Section 8 owners.

**YWCA COMMENT:**

We encourage SDHC to incorporate into the Administrative Plan VAWA's provisions regulating evictions by Section 8 owners. The Administrative Plan should state that an owner cannot construe an incident of actual or threatened domestic violence, dating violence, or stalking as a serious or repeated violation of the lease by the victim, and that such an incident is not good cause for terminating the tenancy or occupancy rights of the victim. *See* 42 U.S.C. § 1437f(o)(7)(C). Similarly, the section of the Administrative Plan outlining an owner's right to terminate a tenancy for criminal activity should state that criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of the victim's household or any other person under the victim's control, shall not be cause for termination of the victim's tenancy. *See* 42 U.S.C. 1437f(o)(7)(D)(i).

The Administrative Plan should also include VAWA's provisions regarding lease bifurcation. Specifically, the Administrative Plan should make clear that an owner or manager may evict or remove any individual who engages in criminal acts of violence against family members or others, without evicting, removing, or otherwise penalizing a victim of such violence who is also a tenant. *See* 42 U.S.C. 1437f(o)(7)(D)(ii)

Housing Commission Policy for Consideration of Circumstances: Violence Against Women (page 11-9)

**SDHC RESPONSE TO COMMENT:**

**While the SDHC Administrative Plan does not outline in detail every step it would take to ensure that residents of actual or threatened domestic violence, dating violence, or stalking, are protected under VAWA, and, are not evicted from their units by owners or managers, the SDHC ensures that all eviction notices are reviewed by our trained staff in the Program Integrity Unit. The SDHC Administrative Plan is designed to state the agency's policies, not to detail its procedures. Owners and managers are held accountable to abide and comply by the Addendum to Lease, and Housing Assistance Payment Contract. The SDHC has taken many steps to ensure staff is kept informed and trained on issues concerning VAWA. The Rental Assistance staff understands that VAWA establishes a new way for Section 8 owners to bifurcate a lease in order to deal with household members who engage in criminal acts of physical violence against family members or others.**

**The SDHC S8 Policy states: 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 assistance, tenancy or occupancy rights of the victim of such violence.**

**YWCA COMMENT:**

We support SDHC's efforts to consider an individual's status as a victim of domestic violence, dating violence, or stalking when making termination decisions in the Section 8 program. SDHC's policy of referring victims to social services agencies and working with these agencies to ensure that families are able to maintain their housing is noteworthy and should include an updated, accurate list of available resources in San Diego County. The YWCA of San Diego County would be willing to help provide such a list for posting on the SDHC website and to work closely with SDHC for distribution in other manner as well.

To assist program staff and participants using VAWA's protections, we encourage SDHC to incorporate VAWA's certification and confidentiality provisions into the Administrative Plan. Program participants often have questions about what documents can be used to verify incidents of domestic violence, dating violence, or stalking. SDHC is free to provide VAWA's protections to a family based upon the family's statement alone. However, if SDHC currently requires verification of domestic violence, the Administrative Plan should specify which forms of documentation are permissible. Under VAWA, an individual may certify that he or she is a victim of domestic violence, dating violence, or stalking by providing one of the following three documents: (1) HUD-approved certification form; (2) documentation signed by a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, in which the professional attests under penalty of perjury to the professional's belief that the incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation; or (3) a police or court record. *See* 42 U.S.C. § 1437f(ee)(A), (C).

The Administrative Plan should also specify how long an individual has to provide certification. Under VAWA, a housing authority or Section 8 owner may require that an individual provide documentation within 14 business days after requesting certification from the individual in writing. *See* 42 U.S.C. § 1437f(ee)(B). SDHC is free to extend this deadline at its discretion, and we encourage SDHC to provide extensions for good cause given the extreme trauma experienced by victims which might delay the preparation of such paperwork.

The Administrative Plan does not detail VAWA's confidentiality provisions. To encourage victims to use VAWA's provisions and to protect their safety, we recommend that SDHC include the confidentiality provisions in the Administrative Plan. The Administrative Plan should state that SDHC and Section 8 owners shall keep confidential any information an individual provides regarding his or her status as a victim of domestic violence, dating violence, or stalking, except if the disclosure is: (1) requested in writing by the individual; (2) required for use in an eviction proceeding; or (3) otherwise required by law. *See* 42 U.S.C. § 1437(ee)(2)(A).

We also encourage SDHC to include VAWA's provisions regarding bifurcation of Section 8 assistance. Specifically, the Administrative Plan should make clear that SDHC may terminate rental assistance to the perpetrator of domestic violence, dating violence, or stalking without terminating assistance to the victim. *See* 42 U.S.C. 1437f(o)(7)(D)(ii)

#### **SDHC RESPONSE TO COMMENT:**

- **The SDHC has updated its list of available resources in San Diego County through the Office of Violence Prevention (revised January 2008). As previously mentioned, the SDHC has added two web links to keep applicants and participants informed on domestic violence resources.**
- **Staff has been trained on VAWA regulations and has been made aware of the necessary documents a client must provide to be considered a victim of domestic violence as described in VAWA. A victim may attest to their status by a) signing the HUD-approved certification form; b) submit documentation local police or court record; and, c) submit documentation signed by a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking.**

- **The SDHC reviews each case on an individual basis and makes exceptions accordingly.**
- **Section 8 Owners and Managers have been advised of the importance of keeping confidentiality on any information an individual provides regarding his or her status as a victim of domestic violence. Information provided by the victim pursuant to the certification shall be retained in confidence, and not entered into any shared database or provided to any related entity.**
- **The SDHC has scheduled an upcoming two day training session, and Housing Supervisors, Trainers, and other staff from the Rental Assistance Department will be participating. Part of the training will be focused on VAWA issues and will be conducted by Ms. Emily Wilcox, a Training Associate with Nan McKay and Associates; Ms. Wilcox has experience with Homeless Programs in Chicago and more recently worked at John Marshall Housing Law Clinic.**

Glossary of Terms in Subsidized Housing (page GI-4)

**YWCA COMMENT:**

The Administrative Plan does not define domestic violence, dating violence, or stalking. We encourage SDHC to include definitions of these terms in the Glossary and to cross-reference these definitions in the sections of the Administrative Plan addressing VAWA. We have included the definitions of these terms as they appear in VAWA and the California Family Code. *See* 42 U.S.C. § 13925(a)(6), (8); 42 U.S.C. § 1437f(f)(10); Cal. Family Code § 6211.

VAWA defines “domestic violence” as felony or misdemeanor crimes of violence committed by:

- (1) a current or former spouse of the victim;
- (2) a person with whom the victim shares a child in common;
- (3) a person who is cohabitating with or has cohabitated with the victim as a spouse;
- (4) a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies;
- (5) any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction [i.e., California].

California law defines “domestic violence” as abuse perpetrated against the victim by:

- (1) The victim’s spouse or former spouse.
- (2) Someone the victim lives with or lived with in the past.
- (3) Someone the victim is dating or has dated.
- (4) Someone the victim has a child with.



(5) Someone to whom the victim is related by blood, marriage, or adoption (including the victim's parent, grandparent, child, grandchild, brother, or sister)

VAWA defines "dating violence" as violence committed by a person--

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

VAWA defines "stalking" as

(A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or

(ii) to place under surveillance with the intent to kill, injure, harass, or intimidate another person;

and

(B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to--

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person

**SDHC RESPONSE TO COMMENT:**

**The SDHC will be including a definition for VAWA in the Administrative Plan.**

**PUBLIC HOUSING – ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

Chapter 2: Eligibility for Admission

Screening Applicants Who Claim Mitigating Circumstances (page 14)

The ACOP currently cites disability, medical condition, or course of treatment as one example of a mitigating circumstance for applicants who have unsuitable rental history.

**YWCA COMMENT:**

During the admissions and screening process, we encourage SDHC to allow for mitigation of negative history for victims of domestic violence, dating violence, or stalking. As noted in VAWA, “Because abusers frequently manipulate finances in an effort to control their partners, victims often lack steady income, credit history, landlord references, and a current address, all of which are necessary to obtain long-term permanent housing.” *See* 42 U.S.C. § 14043e. We encourage SDHC to consider whether an applicant would be suitable for public housing but for a negative history caused by domestic violence, dating violence, or stalking. Negative history that may have been caused by domestic violence, dating violence, or stalking often includes poor credit history, poor rental history (including damage to an apartment), or lack of steady employment. If inquiries reveal that the negative history was the consequence of domestic violence, dating violence, or stalking against a member of the applicant household, SDHC should not deny the household assistance on the basis of this information. Any inquiries regarding domestic violence, dating violence, or stalking should make clear that members of applicant households have a right to confidentiality.

**SDHC RESPONSE TO COMMENT:**

**As a part of the admissions and screening process, the SDHC conducts a detailed interview of all applicants. Staff have been trained on VAWA regulations and the appropriate documentation required by VAWA for an individual to be considered a victim of domestic violence, dating violence or stalking.**

**The SDHC would consider domestic violence, dating violence or stalking as mitigation of a negative rental history by an applicant; assistance would not be denied solely based on a negative history caused by domestic violence, dating violence or stalking. The ACOP specifically states in chapter 1, page 4...”The San Diego Housing Commission will comply with The Violence Against Women Act (VAWA) as signed into law on January 5, 2006. SDHC will follow HUD’s requirements as established in the regulation. Upon determination of each individual case, as needed, the SDHC will make certain that a referral is made to the San Diego County Mental Health Services, Child Protective Services, and Adult Protective Services agencies and any other service providers to ensure the family’s confidentiality and safety....”**

Chapter 8: Transfer Policy

Emergency Transfers (page 63)

SDHC currently authorizes emergency transfers for families whose units are uninhabitable.

**YWCA COMMENT:**

We encourage SDHC to adopt an emergency transfer policy to assist victims of domestic violence, dating violence, or stalking who need to flee their abusers. Such a policy could be patterned after VAWA’s portability provisions, which permit a family to move out of an assisted unit if the move is needed “to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence, or stalking.” *See* 42 U.S.C. 1437f(r)(5). This approach has been encouraged by HUD in the

Public Housing Occupancy Guidebook, which states that “PHAs may adopt a transfer policy that includes a preference for victims of domestic violence who wish to move to other neighborhoods or even other jurisdictions. One tool PHAs may choose to use is the issuance of a voucher to the victimized family.” See Public Housing Occupancy Guidebook, Chapter 19: Domestic Violence at 218-19.

**SDHC RESPONSE TO COMMENT:**

**The SDHC currently has the discretion to transfer a family to another unit (ACOP page 63, E. SPECIAL CIRCUMSTANCE TRANSFERS). Protecting a family or individual from domestic violence, dating violence or stalking would certainly fall within the discretion allowed by the ACOP.**

**Additionally, staff has been trained regarding VAWA’s provisions that a victim of actual or threatened domestic violence, dating violence, or stalking would not have their occupancy rights terminated. This has also been incorporated into the ACOP (Chapter 12, section E, page 86). The SDHC would take all necessary action to protect the safety of an individual who is the victim of domestic violence, dating violence or stalking including an emergency transfer to protect the victim.**

Chapter 12: Lease Terminations

Terminations Due to Domestic Violence (page 87-88)

**YWCA COMMENT:**

We commend SDHC for incorporating VAWA’s provisions into the ACOP. We encourage SDHC to incorporate into the ACOP VAWA’s certification and confidentiality provisions, which are described in detail above in our discussion of the Section 8 Administrative Plan.

**SDHC RESPONSE TO COMMENT:**

**the SDHC has trained its staff regarding the importance of keeping confidential any information an individual provides regarding his or her status as a victim of domestic violence, dating violence or stalking. Staff is aware of the required documentation a client must provide to be considered a victim of domestic violence, dating violence or stalking. Additionally, staff have been trained and advised of the need to keep confidential any information an individual provides regarding his or her status as a victim domestic violence. All verification documentation provided shall be kept confidential and not entered into a shared database. The lease addendum entitled “Domestic Violence” which all program participants must sign also outlines the protections afforded to victims of domestic violence, dating violence or stalking.**

**Training will be scheduled for all Property Management staff around fair housing and discrimination issues. As a part of that training, VAWA regulations will be reviewed, including those on certification of domestic violence, dating violence or stalking and its confidentiality provisions.**

Chapter 15: One Strike Policy

Administration (page 95)

The ACOP currently lists several protected classes who will not be discriminated against during screening and eviction procedures.

**YWCA COMMENT:**

We encourage SDHC to include victims of domestic violence, dating violence, and stalking among the groups it will not discriminate against during screening and eviction procedures.

**SDHC RESPONSE TO COMMENT:**

**The ACOP (chapter 12, section E, page 86) provides protection against evicting victims of domestic violence, dating violence or stalking. During the screening process, staff is aware of the problems facing victims of domestic violence, dating violence or stalking and have been trained to be sensitive to the special needs of this population.**